

DRYCOTE[®] DIARIES

MR. RAJENDRA PANCHAL

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* Benefits are also dependent on quality of ingredients, formulation and optimisation of blend.





ADOLF HITLER (1889–1945)

An Austrian-born German politician who became the dictator of Nazi Germany. Hitler's invasion of Poland led to World War II & claimed 50 million lives. The genocide of approximately six million Jews and millions of other victims, including Roma, disabled individuals, and political dissidents. Wanted to conquer Europe before eventually committing suicide in a bunker at Berlin.

MAO ZEDONG (1893–1976)

Chairman Mao, was the founding father of the People's Republic of China and led the country from 1949 until his death. He was a revolutionary, political theorist, and dictator whose policies reshaped China—often with devastating consequences like famine and mass deaths.

SADDAM HUSSEIN (1937–2006)

President of Iraq, authoritarian control, regional wars, and human rights abuses. Caused Iran-Iraq War (1980–1988), Gulf War (1990–1991). A brutal conflict that caused massive casualties and economic strain. Known for using chemical weapons against Kurdish civilians, & widespread torture, executions, and suppression of dissent. After a lengthy trial, he was convicted of crimes against humanity and executed in 2006.

MANY OF US (2006-2025) : THE LIST IS BIG & ARE ALL STILL ALIVE.

Interested in the list ?, well, it also has your name. What ?, surprised ?, how ?, not possible ?, ridiculous. Now stop reacting. We are also there in the list, but on the last page with low potential. So why are we the villains ?. Why are our actions detrimental for the world ?. What is similar with us and them ?. Let me explain.

SINGLE USE PLASTICERS (2025 & BEYOND)

You just pick up a plastic bottle of water, drink half & throw it. You take plastic files for some important documents & once those documents are discarded, so does the plastic. Spoons & Forks, just throw them after the meal. All those who are under this category shall be included in the list of Villains.

SINGLE GARBAGE DISPOSERS (2025 & BEYOND)

They don't split garbage into dry waste & wet waste. If you think that wet plastic is wet garbage & dry onion peels are dry garbage, we shall immediately add your name to the list. Those who have single dustbin at home are criminals of the society. They should be punished.

SINGLE STAR WHITE GOODS USERS (2025 & BEYOND)

Save energy, save electricity, save coal, save our resources. Air conditioners, refrigerators, washing machines, and many other appliances, boss check the star rating. If you are not buying 5 star rating goods, then you are the villains. Vixens if you are a female.

SINGLES WHO REFUSE TO REPRODUCE (2025 & BEYOND)

India's strength is its median age which is 28. It means that we have more younger people than others (Japan 49, China 40, USA 38, Germany 46). You may be aware of the environment & using green products, but since you are not reproducing, you are making the nation weak. We will end up in losing our youth strength in the next few decades.

So please change, let us do something good & save this world. Else we will also be their in the list of Hitlers, Maos & Saddams.

Dr. Mandar Chitre

**Editor & Founder – Drycotec Diaires
& Drycotec Drymortar Association**

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My Interview Diaries :

UHPC – The Journey, The Man & The Vast Potential of UHPC for Sustainability



Drycotec Diaries speaks to **Dr. Satish Jain**, the stalwart leader & founder father of UHPC in India. Dr. Jain did his B.Tech. (Civil Engineering) from the National Institute of Technology Calicut after which he went to the USA to complete his MS, Structural Engineering & later at the same university did his PhD.

Drycotec Diaries: Firstly, tell us about the real Dr. Satish Jain?

Dr. Jain : I began as a perfectionist (laughs) but realized that 95% perfection is more efficient and a valuable lesson. Ethics are crucial in life and our company. I love teaching and mentoring the young generation, guiding them on their path. Repetitive work bores me; I prefer innovation as there's so much to explore. Finding time for family is tuff and I appreciate their sacrifice.

Drycotec Diaries: Share with us your journey in this field.

Dr. Jain : After completing my education in the US and working there for a few years, I decided to return & start my own business. In 2009, as high-rise buildings emerged in India, many American companies entered. They offered me roles for India or Asia, but I chose to start my consulting firm. My PhD journey began simultaneously. I aimed to apply my research for the betterment of the community and country.

When I thought about UHPC, everything fell into place as if it was a sign to pursue it. The first UHPC Symposium was happening in the US, and a professor from my M.S. times encouraged me to start my doctorate in structural engineering related to UHPC. Balancing work and PhD was certainly tough. When I completed my PhD, Covid began. Determined to continue, we kept working on UHPC. I travelled across the country to find vendors, skilled engineers, and others to speed up the process. In 2021, we got our first break when a client agreed to a UHPC project. Despite not having a manufacturing unit, we managed to complete it successfully.

Drycotec Diaries: So where are we today on UHPC in India & what would be your message for the industry?

Dr. Jain : Today we are building the worlds' tallest UHPC structure in Mumbai and are extremely proud of it. We have expanded our footprint in Bridge Engineering, Buildings, Architecture, Off-Shore, and Security/High Impact Solutions. We are building efficiency in constructability practitioners through UHPC, thus giving value & not easily seen solutions to our customers. We are also investing significantly in R&D. Our unique and state of the art 'Centre for UHPC Excellence' is taking shape in Mumbai to develop the 'Next Gen' UHPC products.

I foresee that UHPC would be a game changer in India. As a company, we need to expand & develop models to make UHPC available across India. The mantra is to treat UHPC like a material between concrete and steel, not just replacement for Concrete or Steel. Finally, with UHPC we are driving sustainability and lowering the carbon footprint. That's the goal that will set us apart.



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Day 1 – 8 th Oct 25	Panel	Speaker Slot
Panel 1 : Extreme Excavation Projects	<p>N.K. Pallai – Head Quarrying, L&T Deepesh Yadav – Director, Deeptech Infra Ramesh Patel – Director, Amardeep Aggregates Rajendra Sawant – Director, Navalai Group R.S. Boyal, P&M Head - Rajpath Infra Manoj Dokania, Director - Balajee Infratech Ravi Patil - Owner, Siddheshwar Stone Crusher (Dr. Mandar Chitre – Director, Baton Consultants) Moderator</p>	Readymix Construction Machinery Ltd
Panel 2 : Managing The Increasing Demand of Aggregates in Concrete	<p>Mandar Vaidya - Director Superfine Infra Ishwar Patel - Partner, Bharat Stone Crusher Jayant Avhad - MD, Rishi Stone Crusher Dipen Patel - Director, Sagar Stone Manoj Angre, Owner, Shree Construction Anand Lal, General Manager, Thakur Infra Projects (Dr. Mandar Chitre – Director, Baton Consultants) Moderator</p>	Jindal Steel

Day 2 – 9 th Oct 25	Panel	Speaker Slot
Panel 3 : Innovation in Making Concrete	<p>Devendra Pandey, Technical Head, Ultratech Cement Chandan Adhikary – Tech Head, Indiacrete Abhijit Gawade, GM, Godrej Construction Appa Saheb Bhosale, GM - Engineering Div, BG Shrike Shabbir Lokhandwala, Founder & M.D. SLABS Engg Pvt Ltd. (Nilopot Kar – M.D. Sika India) Moderator</p>	Sika India
Panel 4 : Methods of Handling Concrete	<p>Amit Barde, Head – Precast Initiative, L&T Const Sunil Gomase – Project Head, Ashoka Buildcon Anurag Kumar – GM, Eins Rajkumar Jogdankar, Head QC & Bus Excellence, Godrej Prop Jogesh Jain, Head of RMX Business, Nuvoco Vistas Corp. Ltd (Trivikram Shenvi – VP, JSW Cement) Moderator</p>	Normet India
Panel 5 : High Rise Buildings, Speed, Quality & Challenges	<p>Tavneet Bhalla, Dev Strategy & Growing Sales, PERI Nagendra Kumar, Director, Sterling Engineering Harsh Varshneya, Director & Principal Arch, STHAPATI Col Sanjay Adsar, Project Head, BG Shirke Dr. Trupti Puranik, CEO, Parivartan Training Varun Sharda, AVP - VIP Customer Development, (Amitabh Kumar, Founder, ProjMatrix) Moderator</p>	Adani Cement

Day Three	Panel	Speaker Slot
Panel 6 : Mastering Concrete Design	<p>Sunil Mistry – AVP, 20 Microns Mandar Sudrik, Technical Director, CAC- Admixtures Samit Samanta, Sr. Manager - R&D, Endura CCB Raghunath Patil, QC Head, Prism RMC Danilo Passalacqua, Regional R&D Coordinator, Mapei (Ashwin Moghe – SVP, Ultratech Cement) Moderator</p>	Jindal Panther Cement
Panel 7 : Sustainable Methods & Materials	<p>Alok Kale, Managing Director, Magnus Ventures LLP Sonali Nasikkar, Corp Quality Head, The House of Abhinandan Lodha Rainer Volgmann, Head of Exports, Sievert SE Dr. Jagabandhu Kole, Sr. Vice President R & D at JSW Cement Nivedha RM, WOW Materials Dr. Satish Jain, Director, UHPC India Pvt Ltd Shabnam Bassi, Deputy CEO, GRIHA Council (Abhishek Maiti, Director, 1Lattice) Moderator</p>	Jindal Steel
Panel 8 : Concrete Testing & Standards	<p>Aarti Bhargava, National Head Sales & Marketing, Aimil India Dr. Satish Jain – Director, UHPC India Pvt Ltd. Nilanjan Bose – M.D., VAC Buildcare Pvt Ltd. Kaustubh Phadke, GCCA (Mahesh Bosamia, - Head of Proj Management, BV) Moderator</p>	HROC

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Additional Municipal Commissioner, BMC (Projects)



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Samit Samanta
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Varun Sharda
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Raghunath Patil
QC Head, Prism RMC



Dr. Satish Jain
Director, UHPC India Pvt Ltd.



N.K. Pallai
Head Quarrying, L&T

Speakers



Jayant Avhad
MD, Rishi Stone Crusher



Dipen Patel
Director, Sagar Stone



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My Interview Diaries : Neptune Industries Limited



Drycotec Diaries interviews **Soham Panchal** who has done his graduation in Lean Excellence in Production from the Rochester Institute of Technology, USA, he also has a Lean Six Sigma Green Belt Certification & degree of Managerial Finance from the Ahmedabad Management Association. He has worked in top brands before joining the business.

Drycotec Diaries : Tell us about Neptune Industries and its journey so far ?

Soham Panchal : Neptune Industries is one of India's fastest-growing engineering companies, backed by over 35 years of industry experience. We operate across diversified business segments, including project engineering services, innovative building material solutions, startup technologies for waste recycling, and industrial infrastructure solutions. Over the years, we have built strong capabilities in manufacturing Dry Ready Mix Plants, Tile Adhesive available in both fully automatic vertical and horizontal layouts as well as semi-automatic options, with capacities ranging from 2 to 60 TPH

We also provide turnkey plant & Equipment for a wide range of applications such as manufacturing of thin-bed mortar, binders, Tile adhesives, grouts, AAC blocks, lightweight aggregates, fly ash bricks, concrete blocks, pavers. With five manufacturing units spread across 7,00,000 sq. ft., an in-house design and engineering team, and a dedicated customer support network, we are committed to modern quality standards and advanced mixing technologies

Drycotec Diaries : What is your Vision 2030, the Five-Year Roadmap

Soham Panchal : We see rapid growth in construction chemicals and ready-to-use mortars, especially into Tier 2 and Tier 3 cities. Our strategic response is to introduce high-capacity, fully automated smart plants ranging from 5 to 50 TPH. These plants will enable manufacturers to achieve higher production while keeping fixed costs unchanged, ultimately improving ROI. By 2030, Neptune aims to strengthen its position as a trusted technology partner, helping our customers prepare for the future of construction

Drycotec Diaries : What are the key challenges faced by the industry, and how is Neptune addressing them?

Soham Panchal : The industry is currently struggling with three major challenges: limited availability of quality raw materials like sand and M-sand, high transportation costs for finished goods, and inconsistent mixing quality. We have introduced Neptune Counter-Current Intensive Mixer. This technology ensures fast and efficient mixing through a rotating pan design combined with strategically Rotor Blade Assembly. It delivers homogeneous output batch after batch, reduces additive requirements, and ensures repeatable quality. For manufacturers, this translates into consistent product performance and reduced production costs.

Drycotec Diaries : What message would you like to share with the industry?

Soham Panchal : The biggest challenge today and in the future will be manpower shortages and product quality. To overcome this, manufacturers must embrace automation, which is no longer an option, it is the future. At Neptune, we remain committed to helping the industry adopt these solutions and move towards smarter, more sustainable manufacturing.

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“ My Technology Diaries : Crack Bridging Capability ”



Preetam Aasish Addepally is experienced professional in the water proofing & Construction Chemicals Sector, with more than a decade of experience. He is a civil engineer from the Gitam University, Vizag & has also done his post graduate Advanced Construction Management degree from the NICMAR University.

Preetam has worked in many top brands like Pidilite, Nina Percept, Jesons, Kalpataru & Nerolac Perma CC Division. In this article he shares his experience for the readers of Drycotec Diaries.

Crack Bridging capability – The overlooked performance parameter when it pertains to waterproofing of Wet Areas:

It is frequently observed that there is a prevailing preference and perception that a product exhibiting high elongation is invariably the superior choice, leading to the product selection process being predominantly influenced by elongation as the primary criterion (This is evident even during sales presentations by manufacturer representatives, as well as among specifiers and customer demands).

Recently, specifications for wet areas, such as washrooms, have been increasingly calling for cementitious products with an elongation of 200%.

Lets understand why the crack bridging is CRITICAL & elongation is just a BONUS.

1. INEVITABLE CONCRETE CRACKS:

- Bathrooms often have concrete or cement screeds as substrates.
- Over time, these substrates may experience hairline or larger cracks due to factors such as shrinkage, settling, or thermal stress.
- It is essential for a waterproofing membrane to remain intact and maintain its waterproof properties, even in the event that a crack develops beneath it.

2. CRITICAL NEED FOR WATERPROOFING:

- Showers area, wet zones, and floor-wall junctions are constant wet areas with high moisture & humidity.
- If a membrane fails over a small crack moisture can penetrate quickly leading to damage & failure of the system.

3. JOINTS WITH MOVEMENTS:

- Wall-floor junctions and around pipe penetrations often move slightly with usage or thermal changes or due to dissimilar material.
- Crack bridging ensures the membrane keeps sealing those stress points.
- Elongation alone isn't enough as the membrane can fail at locations of repeated movement, if not designed for crack bridging.

“ELONGATION SUPPORTS CRACK BRIDGING”

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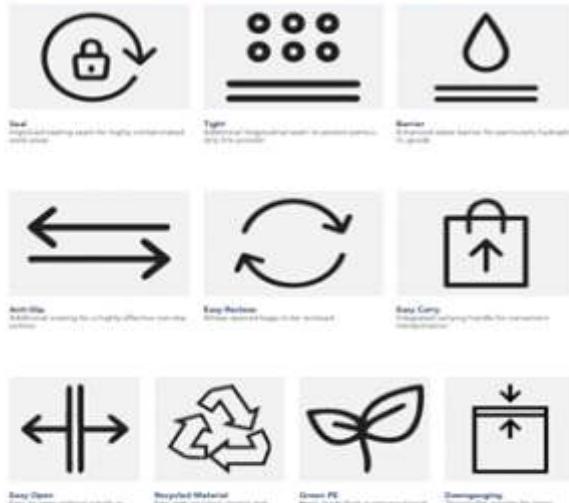


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My Packing Diaries : Chirag Gundigara : Fully Automatic Bag Systems, (A Superior Choice Over Open Mouth Bagging Systems)

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In the world of industrial packaging, the choice between a fully automatic bag system and an open mouth bagging system can significantly impact efficiency, cost, and workplace safety. For a multitude of applications, the fully automatic valve bag system emerges as the superior option, offering a host of advantages that address the limitations of its open mouth counterpart.

The fundamental difference between the two lies in the bag design and filling method. Open mouth bags have a completely open top, requiring a separate process for filling and then sealing, which can include sewing or heat sealing. In contrast, valve bags are manufactured with a small opening, or "valve," in a corner. The product is injected through this valve, and the internal pressure of the filled bag, often combined with a self-sealing valve design, effectively closes the bag. This inherent design difference is the foundation for the significant operational advantages of a fully automatic valve bag system.

Key Advantages of Fully Automatic Valve Bag Systems:

1. LABOR COSTS AND AUTOMATION:

The most significant advantage of a fully automatic valve bag system is the drastic reduction in manual labor. These systems automate the entire process, from bag placing and filling to sealing and palletizing. This minimizes the need for operators to handle bags, reducing labor costs and freeing up employees for other, more skilled tasks. Open mouth systems, even when semi-automated, often require manual intervention for bag placement and sealing, leading to higher labor expenses.

2. Dust Control and a Safer Work Environment:

Valve bag systems offer a significantly cleaner and safer working environment. The enclosed filling process, where the product is injected through a small valve, minimizes dust emissions. This is a critical factor when handling fine powders or hazardous materials, as it reduces product loss and, more importantly, protects workers from inhaling airborne particles. Open mouth bagging, by its nature, creates more dust as the product is dropped into a wide-open bag, often necessitating extensive dust collection systems.

3. Bagging Speed and Efficiency:

Fully automatic valve bag fillers are engineered for high-speed operation. The streamlined process of placing a pre-closed bag on a spout and filling it is inherently faster than the multi-step process of opening, filling, and then sealing an open mouth bag. This increased throughput translates to higher production capacity and improves overall efficiency.

4. Accuracy and Reduced Product Waste:

Modern valve bag fillers are equipped with precise weighing systems that ensure accurate filling to the target weight.

The author can be contacted for further information on : c.gundigara@haveribauindia.com



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“ My Leadership Diaries : (Not sure about Author, picked on Social Media) ”

Smart Work and Ethical Leadership: The elixir for continued success

In today's high-speed, target-chasing world, it's become almost fashionable to champion "working smart" over "working hard." And honestly, smart work is essential. It's how we stay efficient, innovative, and competitive.

But sometimes, "working smart" gets misused as an excuse to cut corners. And when that happens—especially at the leadership level—the cost is high. Trust, transparency, and team loyalty take a hit. And these aren't just embellishments; they're the foundation of any truly successful team.

Integrity isn't about ticking compliance boxes or doing the right thing when someone's watching. It's about sticking to your principles, even when it's uncomfortable, slow, or unpopular. As Brené Brown puts it: "Integrity is choosing courage over comfort." That kind of courage may not always get the headlines and may even be embarrassing many a time, but it builds something far more valuable—long-term respect and cohesive team culture.

We often talk about leadership in terms of vision and results. But one of the clearest signs of strong leadership is how someone handles failure. Do they take responsibility or shift blame – on mates, material or markets? Do they focus the spotlight on their team's success or pull it toward themselves?

Real leaders lift others up. They create emotionally safe environments where people feel seen, heard, and respected. And that's where teams truly thrive.

Just look at Indian cricket which has numerous examples of true leadership. Sourav Ganguly didn't just lead—he reignited belief in a team that was struggling. He backed his players, changed the narrative, and gave Indian cricket its fighting spirit. Then came MS Dhoni, who redefined calm, selfless leadership. He stayed in the background when the team won, and stepped forward when it didn't. That's leadership rooted in vision and integrity—and it changed the game, literally.

Whenever you are managing a team however small or large, here's something to think about: Flashy and (sometimes selectively camouflaged) results might impress in the short term. But integrity? That's what earns team's trust—and trust is what drives continued success.

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For Many, Owning a Home Remains a Dream as Prices Surge

Over 81% of property seekers across India concerned about rising cost as avg residential prices jump over 50% in two years: Survey

Faizan Haidar

New Delhi: Rising home prices are a major concern for four out of five property seekers across India, with average residential prices climbing more than half in the past two years, showed Anarock's consumer sentiment survey for H1 2025.

The top seven cities have seen

average residential prices rise from ₹6,000 per sq ft in Q2 2023 to ₹8,980 per sq ft by Q2 2025.

As per the survey, 82% of aspir-

ing buyers of affordable housing are dissatisfied with the options currently available in the market, while 92% are unhappy with

project locations.

Further, 80% said these projects

are of low construction quality and

"poorly designed," and 77% of

respondents found unit sizes too

small to be useful or attractive.

"City-wise trends indicate that

while residential property seekers

across cities are extremely concen-

ted about the rising prices in their

respective markets, MMR has

emerged as a surprising outlier,"

said Anuj Puri, chairman, Ana-

rock Group.

In India's most expensive real

estate market, the Mumbai Metro-

politan Region (MMR), only 39% of

respondents expressed high con-

cern about the steep prices. While

20% said they were not concerned at all, 41% were only moderately so.

MMR, Puri added, has near match-

less market fundamentals, long-

term capital appreciation driven by

a shortage of land, the highest

annual inward migra-

tion in the

country, and

constant

infrastructure upgrades.

However, such a high level of

buyer confidence is still noteworthy

in a region with the highest average

housing prices across all Indian

cities," he said.

Experts noted that global head-

winds have left their mark, with

several respondents admitting

their homebuying decisions have

been affected.

"These findings dovetail dis-

turbingly with the

demand contraction for affordable

housing, or homes priced at or

under ₹45 lakh," Puri said.

According to Anarock data, afford-

able housing's share of demand

has shrunk to just 17% in H1 2025,

down from 40% in the same period

in 2020. At the same time, the supply

of affordable housing has nosedived

in the past two years across the

top seven cities, from 18% in H1 2023

to just 12% in H1 2025. Back in 2019, affordable homes accounted for 40% of new launches.

The survey shows that homes

priced between ₹90 lakh and ₹1.5

crore have emerged as the "most

favoured" option for more than

36% of prospective buyers, point-

ing to a shift toward premium and

luxury properties, while 25%

prefer homes priced between ₹45

lakh and ₹90 lakh.

The survey, conducted between

January and June 2025, polled 8,250

participants across 14 cities.

It also finds that demand for

ready-to-move homes is declining

and is at its lowest level on the

preference chart.

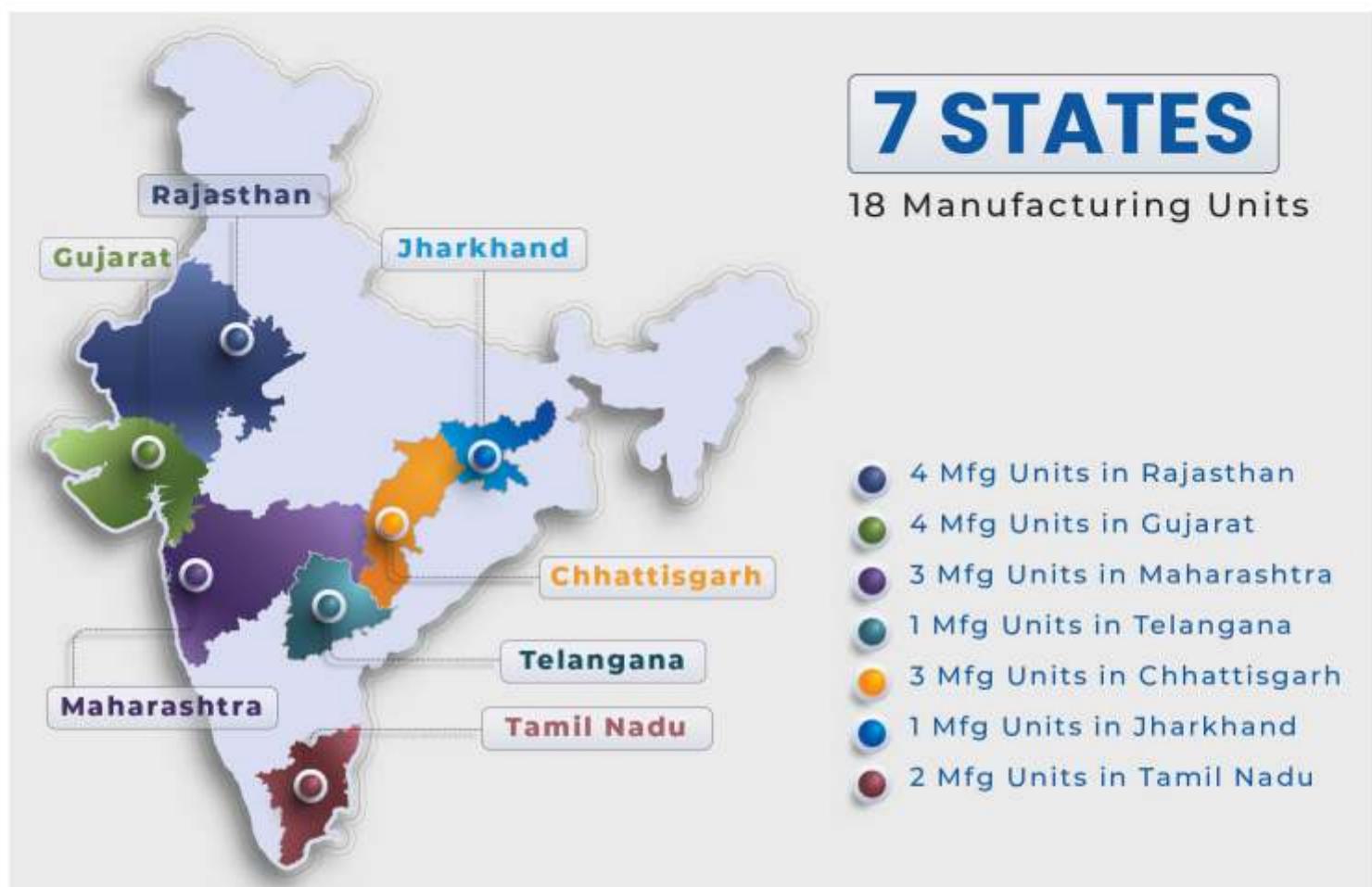


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Top seven cities, from 18% in H1 2023

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SC Push for Revival Fund Could Help Unlock Stuck Housing Projects

Over 500k homes stalled following NBFC crisis & pandemic woes; dedicated fund can offer bridge financing to complete construction, say experts

Kalpesh Sabar

Mumbai: The Supreme Court's call for a revival fund to support under-insolvent residential projects under insolvency is expected to mark a turning point for India's housing cycle, potentially unlocking lakhs of crores worth of stuck supply and restoring confidence among home buyers. More than 500,000 residential units are stalled across leading cities since the non-banking finance companies (NBFC) crisis, pandemic-related disruptions, and regulatory shifts, according to industry estimates. Spread across metro and non-metro markets, these projects have locked up capital worth lakhs of crores, leaving buyers in the lurch. The top court, while stressing

that housing is a facet of the Fundamental Right to Life under Article 21, urged the Centre to create a financing window that can rescue viable but stalled projects. "The apex court's push for a revival fund signals recognition that housing projects cannot be left stranded indefinitely," said Chintan Sheth, CMD, Sheth Realty. "What developers need is not just capital, but a structured framework that ensures projects get back on track quickly. Such a mechanism would help us restart construction, reassure buyers, and gradually restore normal cash flows into the system."

Industry observers pointed out that a revival fund can provide the bridge financing needed to complete construction, deliver homes, and unlock cash flows, instead of pushing projects into liquidation under

the Insolvency and Bankruptcy Code (IBC).

"A dedicated revival fund, if designed on the scale suggested by the Supreme Court, has the potential to

change the stressed housing landscape," said Sanjay Daga, MD, Anex Advisory that is working on a few stuck projects' revival processes.

"From an investor's perspective, converting non-performing projects into completed, revenue-generating assets reduces systemic risk, improves recovery, and creates a multiplier effect across the economy,"

According to him, home buyers would also be relieved with expected clarity on completion owing to

secured financing for projects, sanctioned financing for over 120

projects covering close to 80,000 homes across the country. Of these, more than 50,000 homes have already been delivered.

SWAMH has already shown proof

of concept by unlocking thousands

of homes, and the top court's suggestion builds on this success by pointing towards a larger financing mechanism that can address the full scale of India's stuck housing market and widen the rescue net.

For developers, the proposed fund

could provide a lifeline to salvage

projects if they comply with escrow and audit mechanisms. In the case of lenders, it lowers the risk of steep haircuts by converting dead assets into completed housing stock while for home buyers, it offers a realistic chance of delivery after years of uncertainty.

Three-way Street

DEVELOPERS
Fund could provide a lifeline to salvage projects

LENDERS
Lowers risk of steep haircuts by converting dead assets into completed housing stock

HOME BUYERS
Offers a realistic chance of delivery after years of uncertainty

2

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