



MFAR



Issue - 1

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BUILDING BEYOND BOUNDARIES

“A Monthly Window into MFAR Constructions”

✦ Welcome to the First Edition

We're excited to launch **MFAR BUILDING BEYOND BOUNDARIES**— a monthly newsletter that brings you closer to the stories, updates, and voices that shape our journey. Each issue will feature highlights from our projects, insights from our people, and news from across the industry, keeping you informed and connected.

This is more than just a newsletter — it's a space to celebrate progress, share knowledge, and stay in touch with everything happening at MFAR and the Industry.

- From the Editor's Desk

A word from Our CEO



Zakir Hussain Shaik

CEO, MFAR Constructions Pvt Ltd

Progress demands that we transcend the confines of an oyster culture—closed, insular, and hesitant. Let us cultivate openness, intellectual curiosity, and collaborative spirit, where ideas converge, innovation flourishes, and excellence defines us. Together, we can transform challenges into opportunities and build a legacy of enduring distinction.

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Through Innovation

- Zakir Hussain Shaik

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Insights from Experience

Redefining Excellence Through Innovation

“Where Experience Shapes Vision, and Innovation Drives Progress”

Across my professional odyssey in high-rise construction, I have recognized that experience is not a static archive of past accomplishments, but a dynamic reservoir of discernment that continually informs and elevates our aspirations. At MFAR, every project embodies this philosophy—serving both as a testament to our legacy and as a platform to reimagine what lies ahead in an ever-transforming industry.

The contemporary construction landscape is being profoundly recalibrated by technological innovation. Building Information Modelling (BIM), digital project intelligence, modular and prefabricated systems, and sustainable engineering practices are revolutionizing the manner in which we conceptualize, execute, and deliver.

These advancements are not auxiliary conveniences; they are transformative catalysts—enabling surgical precision, operational efficiency, enhanced safety, and minimized ecological impact. For an enterprise committed to excellence, embracing such technologies is not optional—it is imperative.

Yet, technology in isolation cannot engender meaningful progress. Its potency is amplified only when harmonized with human ingenuity, cultivated wisdom, and the audacity to transcend conventional paradigms. Experience provides perspective—lessons distilled from challenges surmounted and triumphs attained—while innovation empowers us to chart untraveled frontiers. Their synthesis constitutes the cornerstone of sustainable excellence.



Zakir Hussain Shaik
CEO, MFAR Constructions Pvt Ltd

At MFAR, we embrace openness, learning, and collaboration to spark innovation.

We go beyond constructing buildings, striving to create enduring landmarks.

These symbols of integrity enrich communities and inspire trust across generations.

As we move forward, we unite experience with technology to set new benchmarks of quality.

This synergy strengthens our of trust and innovation.

Together, we will shape skylines that stand as timeless testaments to progress

Project Spotlight: Latest Wins

Residential:

1. **Vaishnavi Krishna Brindavan**
- Client: Vaishnavi At -One Infrastructure LLP
2. **Barca @ Godrej MSR City**
- Client: M/s Ramaiah Ventures LLP

Commercial:

3. **Red Sanders**
- Client: M/s Condor Developers LLP

Onboarding Highlights

1. **Faizal Mohamed Basheer**,
Sr. VP, Commercial Services
2. **Selvakumar**,
Jt. AGM, MEP
3. **Porselvan Chitrarasu**
AGM, Projects
4. **Sevugarajan Jeyaraman**
AGM, Projects
5. **Saravanamurugan S**
Construction Manager
6. **Jubair Ahmed Choudhury**
Manager, Planning
7. **Geetha R**
Manager, HR&A
8. **Adith V Arun**
Manager, Business Development

Industry Pulse

GST 2.0: Turning Tax Reforms into Project Savings

From a contractor's standpoint, GST 2.0 significantly reduces input costs and strengthens project economics. The tax on cement and ready-mix concrete has dropped from 28% to 18%, while bricks and tiles are now at 5% instead of 18%. Paints and finishes have also eased to 18% from 28%.

These changes are expected to reduce overall construction costs by 2.5%–4.4%, depending on the asset class. For residential projects, savings could reach ₹120–155 per sq. ft. in affordable housing, ₹152–186 per sq. ft. in mid-segment, and ₹199–220 per sq. ft. in luxury housing.

In commercial projects, Grade-A offices may see savings of ₹134–177 per sq. ft., while manufacturing units and warehouses benefit by ₹95–112 and ₹58–67 per sq. ft., respectively.

For contractors, GST 2.0 means lower working capital needs, better liquidity, and sharper bidding. Faster delivery is now possible, especially in affordable housing. The key challenge is adapting to stricter compliance and system-driven invoicing—those who adjust quickly will secure stronger margins and client trust.

GST 2.0: OLD vs NEW RATES

Cement	28%	18%	Steel	18%	18%	Bricks / Blocks	12%	5%
Sand & aggregates	5%	5%	Tiles / Marble / Granite	28%	18%	Paints / Finishes	28%	18%
Sanitary & Plumbing	18%	18%	Electrical fittings	18%	18%	Labour & Overheads	0%	0%

Effective GST Rates Before 22 Sep 2025 Effective GST Rates After 22 Sep 2025

Moments at MFAR



Achievements & Initiatives



Interactive Session with QS & Planning Engineers

Chaired by our CEO and Commercial Head to hear challenges from QS and Planning Engineers.

Digital Quality Control with digiQC

digiQC – a digital quality management platform designed to enhance quality, efficiency, and accountability in our projects



POWER BI DPR Dashboards

DPR dashboards implementation initiated by Planning dept under Commercial dept's guidance

Projects Today Market Intelligence

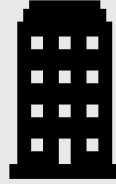
Subscription for detailed project intelligence service for Infrastructure projects.



15th RAHSTA Expo & Conference

Adith Arun from BD represented our company as a delegate in the conference.

Order Book Position



Residential Projects

19 Projects

1044.45 Cr.



Commercial Projects

4 Projects

89.7 Cr.



Institutional Projects

2 Projects

2.83 Cr.



Engineers' Day, 15 September – remembering the vision of Sir M. Visvesvaraya

“Remember, your work may be only a drop in the ocean, but for that drop, the ocean would be less.”

– Sir M. Visvesvaraya

From the Editor's Desk

We welcome your feedback and suggestions for the continued improvement of this publication.

Kindly share your thoughts at: bd@mfarconstructions.com

— Adith Arun



MFAR Construction Private Limited

MFAR Constructions Pvt Ltd | #8 & 8A, AVS Compound, 80 Feet Road, 4th Block | Koramangala | Bengaluru 560 034 | Karnataka | India

Email: bd@mfarconstructions.com | T: +91 9972456682 | F: +91 80 41102250 | www.mfarconstructions.com