DCOM Design IN ASSOCIATION WITH BNW DEVISORMENTS (glittled lighted lighty of the proposed l

MASTERS OF REAL ESTATE

UAE EDITION

BROUGHT TO YOU BY VIKAS BHARGAVA

of Icons from the Real Estate World.

ISBN 9789948706977

In Association with BNW Developers, Supported by Danube Properties - Recognized by Signature Global Real Estate

Design, Published & Created by

DCom Designs Co. FZE
T: +971557847485 | E: dcom@eim.ae

All right reserved. No part of this book may be reproduced or transmitted in any form or by any means, electronically or mechanically, without prior permission in writing from the producers CMORE - Masters of Real Estate- 1st Edition- 2025©Dcom Designs FZE All pictures copyright©DCom Designs FZE
All Design, Content & Images are provided and later approved by all the persons featured in this Edition.

ISBN 9789948706977

A history with a Legacy









Date: 8/5/2025 Ref: 442/out/2025

From the Desk of President, H.E. Fadheela AlMaeeni, Dear Vikas,

I would like to extend my sincere congratulations and best wishes to you for initiating the creation of the unique coffee table book on real estate icons and their journeys in the UAE. This is a truly remarkable project that will serve as an invaluable tribute to the pioneers of the UAE's real estate industry.

The UAE's real estate sector has witnessed extraordinary growth over the years, and the stories of the individuals who have shaped its success deserve to be celebrated and preserved. Your vision of bringing these stories together in such a beautiful and engaging format is both inspiring and timely.

I am confident that this project will not only highlight the achievements of the real estate icons but also provide insight into their resilience, innovation, and contributions to the nation's development. This coffee table book will undoubtedly become a significant resource for both industry professionals and future generations. Wishing you continued success as you bring this outstanding idea to life. I look forward to seeing the finished masterpiece and the positive impact it will have on the real estate community.

Warm regards,

Fadeela Almaeeni

Chairperson of the Board





المحيصنة 2 – دبي ـ دولة الإمارات العربية المتحدة ـ ص.ب 42111 : دبي – هاتف : 14326 14 +971 4 Almuhaisnah 2 – Dubai – UAE – P.O.Box: 42111, DubaiTel: +9714 3286111 E-mail: journalsuae@hotmail.com







Letter of Best Wishes



In today's world, for any country's economy, there are some important parameters that are needed; real estate is one of them. It brings the stability of every individual's mindset. The UAE real estate industry is one of the best examples of constant growth.

I congratulate DCOM Designs for coming out with this publication, "MORE – Master of Real Estate", which details the achievements of some real estate icons. This is not the first such effort from Vikas Bhargava of DCOM Designs, who has always been enthusiastic about celebrating the accomplishments of the various communities and sectors in the UAE.

I am sure that this book will serve not only as a source of pride for the business industry but also as a source of inspiration for young and upcoming Indian professionals and entrepreneurs who are driven by the dream of transforming our country into a global superpower.



Awad Mohammad Bin Shaikha Mujren Director General of Emirates Travelers Festival

Paras Shahdadpuri

Letter of Congratulations

It's my great pleasure to see that DCOM Designs, led by dynamic Vikas Bhargava, is carrying out yet another, but first-of-its-kind, coffee table book called "MORE-Masters Of Real Estate". It's always great to see major and serious players from the real estate industry featuring in this coffee book.

Leaders of the real estate industry are always the front messengers of a country's economy. They are partners in the growth of the UAE economy making significant contribution to its GDP. UAE is the symbol of innovation and progress and is an oasis of peace, tranquility and harmony of the region. The real estate industry makes a valuable contribution in this collective public private partnership.

After many creatively designed coffee books launched by DCOM Designs, they are now launching yet another marvelous edition on a unique subject. I am sure this edition will bring inspiring stories for the next generation. Books are the history of the future.

I wish all the best in their endeavor

Paras Shahdadpuri Chairman, NIKAI Group

Dubai, UAE





Letter of Heartfelt Acknowledgement from the Office of Dr. Vivek Anand Oberoi, MD and Co-Founder of BNW Developments

Dear Team,

BNW sends its warmest congratulations on the unveiling of your exquisite coffee table book, "MORE: Masters of Real Estate." This impressive publication beautifully captures the legacy of the pioneering figures who have sculpted the remarkable skyline of the UAE, now a prominent global center. It stands as a powerful testament to their visionary leadership and unwavering commitment.

We at BNW are both delighted and proud to have partnered with you on this significant endeavor. "MORE" serves as a well-deserved tribute to the Masters of Real Estate, whose groundbreaking contributions continue to shape the dynamic evolution of this nation.

The real estate sector and the individuals who drive it are undeniably central to the UAE's remarkable growth story. Through their innovative developments and strategic foresight, these leaders not only redefine urban landscapes but also catalyze economic diversification, attract international investment, and foster vibrant communities. Their dedication to excellence and sustainable practices is crucial in solidifying the UAE's position as a premier global destination for living, working, and investing.

We commend you for so eloquently documenting these extraordinary achievements and the inspiring journeys behind them in "MORE." We are confident that this book will be a valuable resource and a source of immense pride for many years to come.

We also want to express our sincere appreciation to everyone who played a vital role in bringing this exceptional project to fruition. Your collective dedication, tireless efforts, and collaborative spirit have been instrumental in making "MORE: Masters of Real Estate" a resounding success.

Best Wishes, Dr. Vivek Anand Oberoi

Vind And Ohn



Khalegi Times



Congratulations

It gives me immense pleasure to know that UAE based "DCOM Design Co. FZE is bringing out its yet another edition of Coffee Table Book titled "MORE- Master of Real Estate" by the team led by Vikas Bhargava and his team

"MORE" word itself describes a lot the real estate icons, have been adding value selflessly for the economic growth not only to business but also to the countries

I'm happy to know DCOM Designs after the successful launch of many books, now bringing this book. I'm sure this will promote and grace the aura of Real Estate Industry not only in UAE but also around the globe.

I convey my heartiest good wishes to all those who are associated with this Coffee Table MORE- Master of Real Estate. I wish I can see more in the years to come.

I wish all best in their endeavor.

Harjyot Oberoi

Khaleej Times

Once again, I would like to thank all the real estate industry ICONS for making my idea a great success. It was just a discussion with someone which turned out to be a concept. The credits go to many. Not to miss the long wait and calls, but it all ended in great meetings and hospitality. "It's the normal line, but that's true."

Each person and their family are in a class of their own; there is a lot to see, a lot to learn, and a lot to write about. Many of us missed meetings yet felt the aura and grace while working on the designs.

Like always, I say... Initially, it seemed like a daunting task, but when I started, it was also supported by a great team perticularly Priyanka Mishra Pardeshi. I want to thank all the members of this journey who stood by me and encouraged me to continue the work on this coffee table book. They constantly guided me all through making this book memorable, as each had a great source of content. Rest; I'm sure the details of the book will explain.

On a personal note – many of the icons are so different and motivated that I would like to visit their hometown and make a documentary film. I dedicate this book to my parents. I would also like to thank my boss, Teena Bhargava.

So let's meet over a drink... Though I prefer tea:)

Vikas Bhargava

Author / Publisher / Creative Cook of the Book





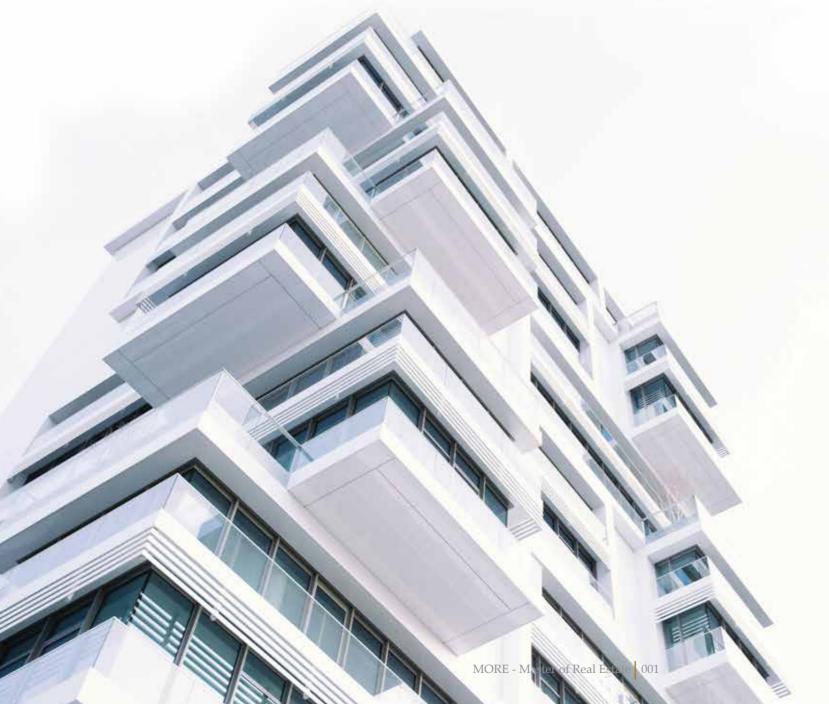
A GLOBAL REAL ESTATE POWERHOUSE	001
MASTERS OF REAL ESTATE	
ANKUR AGGARWAL	011
RIZWAN SAJAN	017
SATISH SANPAL	023
TAUSEEF KHAN	029
AKASH KANJWANI	035
AHMAD JABER	041
MICHAEL COLLINGS	047
MARWAN AL SAYYAH	053
ANIL GEHANI	057
STRATEGIC LEGAL ARCHITECT	
HARSH PATEL	061

| FYI - FOR YOUR INVESTMENTS

PROF. AHMED BIN SALAWUDEEN	067
MUHAMMAD ATHER KHAWAJA	073
NAZISH KHAN	079
EMAD HAQ	085
ASHA SHARMA	091
RANJEET CHAVAN	095
NITIN BHARGAVA	101
NIZAMUDDIN SIDDIQUI	107
ALOK BHARGAVA	113
FAROOQ SYED	117

|COMPLIMENTS

MASTERS OF REAL ESTATE



ipsum

A Global Real Estate Powerhouse

The UAE's real estate market stands as a remarkable testament to the country's rapid transformation. From its humble beginnings as a desert landscape, the nation has evolved into a global center of commerce, tourism, and innovation. Over the past few decades, cities like Dubai, Abu Dhabi and all other five Emirates have become synonymous with visionary development, housing some of the world's most iconic and awe-inspiring structures. The real estate sector, driven by bold ambition and strategic foresight, has played a key role in this transformation, shaping the UAE into one of the world's most attractive destinations for investors, developers, and residents alike.



Dubai, in particular, has captured the global imagination with its architectural marvels, such as the Burj Khalifa, the Palm Jumeirah, and the Burj Al Arab. These landmarks not only showcase the city's ability to innovate but also represent the UAE's ambition to set new standards in design, luxury, and infrastructure. As one of the most recognized real estate markets in the world, Dubai continues to attract a diverse range of investors—from local entrepreneurs to international real estate investors—eager to capitalize on its dynamic growth

The UAE has solidified its position as a premier investment hub, thanks to its business-friendly environment, stable economic policies, and attractive long-term residency options. The country's open-market policies and freehold property laws have drawn global investors, making it a prime location for real estate investments. With unparalleled infrastructure, world-class amenities, and a strategic location bridging East and West, the UAE remains the destination of choice for those seeking lucrative opportunities in the real estate sector.

In 2024, Dubai's real estate market achieved a historic milestone with 180,900 transactions, totaling AED 522.1 billion (about \$142.2 billion)—a remarkable 51% increase compared to the previous year. The luxury real estate segment, in particular, saw unprecedented growth, with 435 homes sold for over \$10 million. These impressive numbers highlight the enduring demand for high-end properties in Dubai, further cementing its position as a global real estate leader.

However, as the market continues to grow, a supply-demand gap is emerging, especially in the villa segment. With only 19,700 new villas projected to be completed by the end of 2025, there is a growing need for larger, family-friendly homes.

This difference is driving up prices and creating great potential for the new buyers and investors.



Marwan Al Sayyah - Al Sayyah Group

Emerging trends are also reshaping the real estate market. Sustainability has become a key factor in attracting discerning investors, while technology is transforming how properties are bought, sold, and managed. Digital tools are enhancing the brokerage experience, making transactions more efficient and accessible. International investment, particularly from Asian and African buyers, is continuing to play a major role in the market's expansion. Additionally, many brokers are expanding their operations beyond Dubai and Abu Dhabi, exploring new opportunities in other emirates and international markets, while cross-border collaborations are becoming increasingly common for high-value transactions.



Looking ahead, the UAE's real estate market is set for sustained growth. As new homes are delivered, and demand remains strong from both local and international buyers, the market will continue to evolve. Developers and brokers will increasingly be expected to focus on sustainability, technology integration, and addressing specific market needs, positioning the UAE as a model for how strategic planning can turn ambition into reality.

In short, Dubai and the UAE offer an unparalleled investment opportunity. Whether you are an investor, developer, or first-time buyer, the UAE's real estate market provides unmatched value, stability, and potential for growth. With world-class infrastructure, forward-thinking developments, and a business-friendly environment, the UAE is undoubtedly one of the best places in the world to invest in real estate.







Legacy Built In Concrete And Conviction

ANKUR AGGARWAL - Founder & Chairman - BNW Developments



Ankur Aggarwal's rise from the backstreets of Nangloi to the boardrooms of Dubai is a compelling story, but it is only the prologue. Today, he leads BNW Developments, a 19.8 billion AED real estate conglomerate redefining the future of ultra-luxury living across borders. His journey is not one of dramatic reinvention, but of steady, self-led evolution marked by purpose, grit, and rare emotional intelligence.





"Vision is knowing where the world is going...and getting there first, with integrity."

Raised in Delhi by a determined mother after the early loss of his father, Ankur's formative years were shaped by discipline, ambition, and quiet resilience. From managing a family-run dairy business to studying at a reputed English-medium school, his upbringing was a blend of responsibility and aspiration. He went on to qualify as a Chartered Accountant under the guidance of the esteemed CA Vijay Agarwal, swiftly earning recognition across India's financial landscape. Yet, even then, he wasn't driven by security, he was drawn to scale.

A 2018 family trip to Europe revealed the operational friction in Indian markets and the promise of a globalized landscape. In 2019, Ankur relocated to Dubai with no blueprint, only clarity. The COVID-19 pandemic, rather than stalling his ambitions, became a period of deep learning. He immersed himself in the real estate sector and founded the financial consultancy, AAC Global FZE.

What began as a brokerage firm quickly transformed under Ankur's leadership into a full-stack real estate force, spanning project underwriting, development, and global investment strategy. BNW has since delivered several landmark residential and commercial developments across the UAE.

In 2024, Ankur helmed the groundbreaking partnership with the Indian Hotels Company Limited (IHCL) to launch Taj Wellington Mews, bringing one of India's most iconic luxury hospitality brands to Al Marjan Island, RAK. He also inked a landmark collaboration with Michel Adam's Fashion TV, ushering in a new wave of branded residences across the UAE.

"Growth without purpose is just expansion. We're here to create impact."



With 14 projects in the pipeline and an anticipated AUM exceeding AED 30 billion, BNW is no longer expanding - it is influencing. Landmark developments like Aqua Arc, Pelagia, Acacia, Aquino, and Esplora, along with many others, have already new benchmarks in luxury living, reinforcing BNW's distinct design philosophy and executional precision. Each project under Ankur's watch is backed by macro-market study, regional integration, and environmental consciousness. Sustainability is not an add-on; it is foundational - from energy-efficient design principles to low-carbon construction strategies. Over the next three years, BNW aims to rank among the UAE's top five private real estate developers, with operations scaling to 20 countries across the GCC, Europe, and Asia.

Ankur's leadership transcends financial performance. He is deeply invested in humanitarian causes and is also a patron of national sports development. He actively nurtures emerging Indian athletes through infrastructure grants and training access. His belief in capitalism is tempered with conscience, he views business as a tool for inclusive upliftment, not isolated enrichment.

Ankur Aggarwal's stature as a global thought leader is built on a foundation of relentless discipline, strategic vision, and a distinct entrepreneurial philosophy — "The journey is circular. Prepare for all that life may present." Named a Global Business Icon in 2024 and twice honored as the Icon of the UAE, Ankur's decorated journey includes the Divya Chakra

Award 2023, CEO Middle East Award 2023, World's Most Elite Influential Individual 2024, Leadership Award by NDTV, Real Estate Industry Icon by World Realty Congress, and the prestigious Dada Vasu Shroff Global Award 2024. He is also a two-time recipient of the Golden Entrepreneur Award for Best Young Entrepreneur in both 2024 and 2025 reinforcing his status as one of the most dynamic forces in global real estate today.



"You don't just build landmarks; you build trust, brick by brick."

His thought leadership has been featured on the covers of Spice Route Inflight Magazine Davos 2025 Magazine, while his biography, "CA (Class Apart)," received widespread acclaim at the global level. Ankur has been a keynote speaker at multiple global forums such as the Taxation Society 2025 Summit and IBPC Real Estate & Construction Sectorial Summit, addressing infrastructure, capital innovation, and future-readiness. His vision has been spotlighted across top media

platforms, including Entrepreneur Middle East, Arabian Business, Construction Business News, Khaleej Times, Finance World's Top 100 Expats, Zawya, Times of India, and Business Standard. Widely recognized for his strategic acumen, he has also appeared on digital platforms like BeerBiceps (Ranveer Allahbadia), Curly Tales, and Netcast (English & Arabic), offering insights into his business philosophy and BNW's transformative global footprint.



















Married to Shilpa, a finance graduate and writer, and father to Ansh, Ankur balances a high-octane career with deeply personal convictions. His worldview remains shaped by the early wisdom of his uncle, Nanji, whose moral framework still governs Ankur's approach to decision-making: no shortcuts, no dilution, only clarity and consistency.

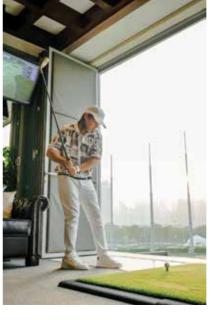
Beyond the world of real estate, Ankur Aggarwal remains deeply anchored in his spiritual beliefs. He frequently marks key

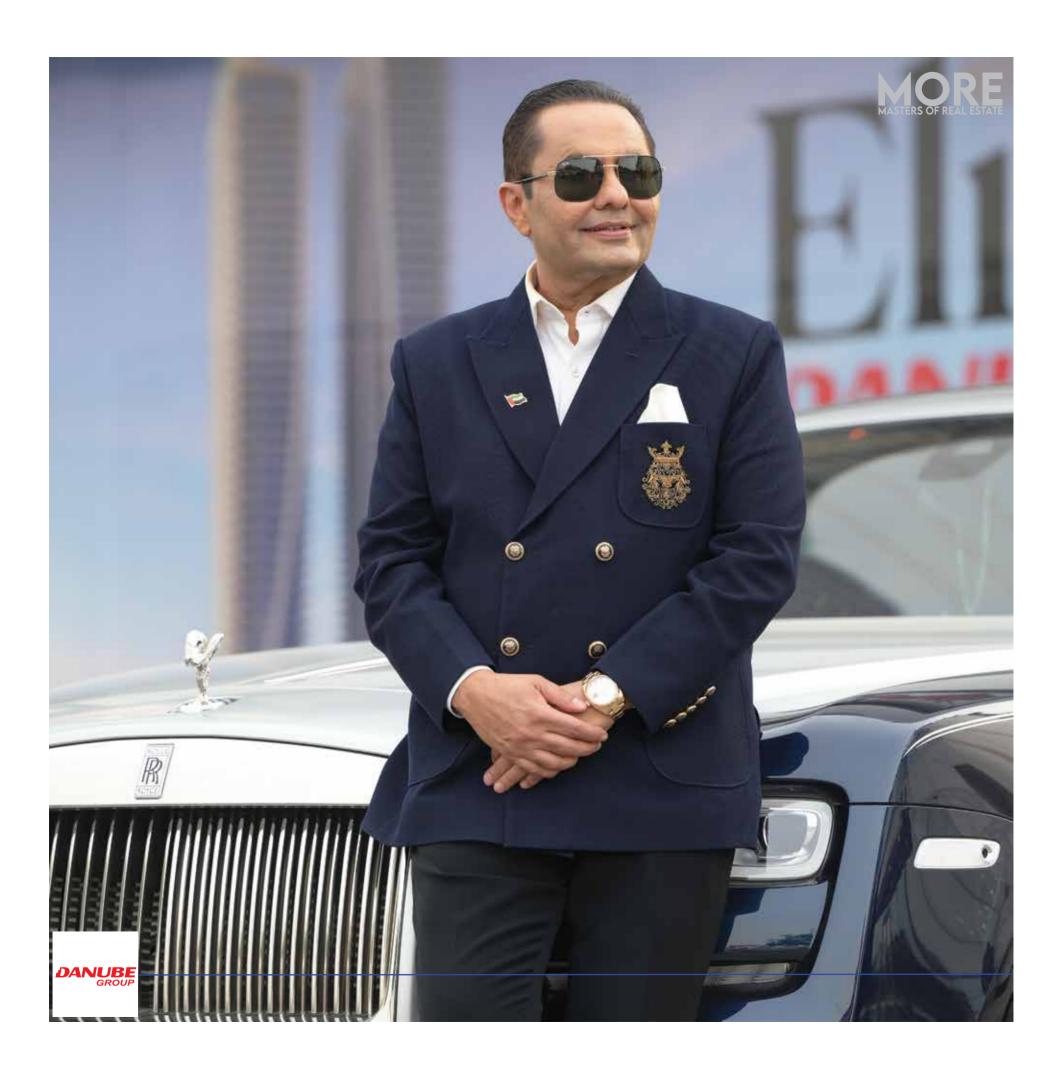
milestones, from project launches to major achievements, with traditional pujas, viewing them not just as rituals, but as acts of gratitude and grounding. His approach to leadership is shaped by a quiet reverence for heritage, balancing ambition with inner alignment, and drawing strength from a value system rooted in culture and consciousness.

In an industry often driven by scale and salesmanship, Ankur Aggarwal stands out for reintroducing meaning into the blueprint. He isn't merely constructing towers, he's building resilient ecosystems, empowering communities, and reimagining what it means to be a global developer.

From the narrow lanes of Nangloi to the skyline of Dubai, Ankur's arc is not one of transformation, but realization, a reminder that vision, when tempered by humility and fired by ethics, can shape more than industries. It can shape legacies.









10/0 IVI AIN A journey of values and determination

RIZWAN SAJAN - Founder & Chairman - DANUBE Group





Rizwan Sajan's journey began in a humble neighborhood in Mumbai, where he enjoyed a simple, joyful childhood with his siblings. At the age of 16, following the sudden loss of his father, Rizwan balanced his education with part-time work to support his family. An opportunity with his uncle in Kuwait introduced him to the building materials trade, which he quickly mastered. After being forced

to return to India during the Gulf War, Rizwan moved to Dubai, where he reentered the industry. In 1993, he founded Danube Building Materials, a small venture that has since grown into the GCC's leading supplier of building materials. Over time, the business expanded into real estate, home furnishings, and even launched MENA's largest indoor sports complex.

Rizwan credits his values entirely to his upbringing. For him, family is everything. Honesty, sincerity, accountability, and transparency are central to his character. He believes in owning his mistakes and prioritizes relationships—be it family or friendships—over material wealth. A passionate and social person, Rizwan finds joy in being surrounded by loved ones and believes that life's true worth lies in meaningful human connections.

Due to the early passing of his father, Rizwan's formal education was limited. He completed his education before moving to Kuwait at 18. However, he considers life his greatest teacher and remains a lifelong learner. His experiences over the last five decades have equipped him with deep insights and practical knowledge that surpass formal training. Rizwan often speaks impromptu on various subjects, emphasizing that life lessons gained through real-world experience have shaped his success.

Rizwan's sharp business sense helped him spot early shifts in Dubai's real estate landscape while working in the building materials trade. When freehold property rights for foreigners were announced, he saw the opportunity where others were skeptical. He supplied materials during the first property boom (2002–2008), witnessing both the market's explosive growth and its lack of structure-later addressed through regulation and the formation of RERA.

By 2014, with the market more mature, Rizwan launched Danube Properties to fill a clear gap: affordable luxury housing. He introduced the pioneering 1% monthly payment plan, removing the need for traditional mortgages and making homeownership more accessible.

We delivered our projects mostly on time, some ahead of time – that makes the customers super happy.







Rizwan draws profound inspiration from his parents and family, who instilled in him the values of hard work and perseverance. Beyond his personal circle, he holds deep admiration for His Highness Sheikh Mohammed bin Rashid Al Maktoum, praising his visionary leadership in transforming Dubai into a thriving global business hub that empowers both Emiratis and expatriates. Rizwan also looks up to Indian Prime Minister Mr. Narendra Modi for his strong leadership and

efforts to elevate India's global standing. The real estate market in Dubai has matured significantly in the past decade. Rizwan notes that the sector has become more structured and resilient, as evidenced by its quick rebound after COVID-19. Technological adoption by entities like the Dubai Land Department and RERA has played a key role in this transformation. In 2022, real estate transactions in Dubai reached a historic Dh528 billion, and by 2024, that number had risen to Dh761

billion-demonstrating sustained confidence and robust growth.

Rizwan attributes his success to six key principles: people, process, transparency, accountability, freedom, and leadership.

He believes his team is his greatest asset and credits them with steering the company through crises like the COVID-19 pandemic with resilience and effectiveness.



Approachable and humble by nature, Rizwan maintains a close relationship with his leadership team. He practices an open-door policy and empowers his team to make decisions independently. This trust-based delegation allows him to focus on vision, strategy, and future planning, while the team manages day-to-day operations.

Rizwan believes in always staying prepared for uncertainties. In addition to operational and financial buffers, he emphasizes the strength of his team as the ultimate safeguard. His hands-on knowledge and ability to foresee challenges have helped him navigate complex situations without the need for dedicated risk specialists.

He suggests that choosing the right developer and location is key, and that affordable housing remains a smart investment due to steady demand. He emphasizes that sales and marketing are just as crucial as construction. At Danube, affordability never compromises quality-luxury is made attainable through smart design and innovative pricing.

While real estate remains a physical business, Rizwan acknowledges the transformative role of digital tools in marketing and design. From space-saving furniture to modular construction, he embraces innovation where it adds value. Digital platforms also enhance customer engagement and brand visibility. Rizwan's philosophy is simple: keep the customers happy. This customer-first approach is reflected in Danube's consistent delivery of projects on or ahead of schedule, and in the introduction of the popular 1% monthly payment plan, which has made homeownership more accessible. Additionally, offering fully furnished apartments with over 40 amenities has played a vital role in driving sales, as modern buyers increasingly seek properties that offer both convenience and lifestyle. These thoughtful strategies not only build trust and loyalty but

also help Danube maintain a strong competitive edge in the market.







Rizwan believes in creating happiness across all stakeholder groups—clients, suppliers, and employees alike. Positive experiences translate into respect, a solid reputation, and long-term business growth.

For Rizwan, success is measured by customer satisfaction. A smiling customer receiving their dream home or product validates the hard work and makes the journey meaningful.

With over 30 years of experience in the building materials industry, Rizwan entered the real estate sector armed with deep insights and a strategic mindset. His calculated approach ensured that every project was carefully planned and executed, contributing to the consistent success of Danube Properties right from the start.

Rizwan is a people person who enjoys spending time with family, friends, and celebrities—especially from Bollywood, given his Mumbai roots. A cricket enthusiast and social host, he believes in enjoying life and making the most of every moment. Rizwan envisions the next decade as a period of strategic growth and global expansion for the Danube Group. His goal is not only to strengthen the brand's presence across international markets but also to ensure that every product and service offered continues to

enhance the lives of customers. He believes in real value—whether through creating innovative real estate developments, accessible home improvement solutions, or exceptional customer service. For Rizwan, success lies in making a lasting, positive difference in the everyday experiences of the people Danube serves, while staying true to the values that built the company from the ground up.







The Power of Dreams and Grit

SATISH SANPAL - Chairman- ANAX Developments





They say those who dream the most, achieve the most. This is the essence of an extraordinary story—a story of relentless determination, unwavering focus, and the courage to turn dreams into reality. It's a tale that proves when you dare to dream and have the grit to pursue it, no

matter the odds, you become a champion. You become a king.

This is the story of Satish Sanpal, the visionary Chairman of the Anax Holding Group and the mastermind behind ANAX Developments.





Born into a modest family in the Shahdol district of Madhya Pradesh, India, Satish's childhood was humble, much like any average Indian family in a small town. But even as a young boy, he knew he was destined for something greater. While academics didn't spark his interest, the world of business did.

From the age of 15, he began working in his family's grocery store, learning the ropes of through hands-on entrepreneurship experience. For Satish, the classroom was the real world, and his teachers were the challenges he faced every day.

By 17, armed with confidence and a hunger to succeed, Satish ventured out to start his own convenience store. But life had other plans. The business failed within two years due to inexperience and poor decisions. For many, this would have been a crushing blow. But for Satish, it was a lesson—a lesson that would shape his future. He realized that relying on others was not an option. He had to carve his own path, fight his own battles, and trust his instincts. This failure didn't break him; it fueled him. It taught him the value of money, the importance of self-reliance, and the power of resilience.

"This was the biggest lesson of my life," Satish reflects. "It taught me to respect money, to think creatively, and to never give up on my commitments, no matter how tough the journey."

When one door closed, Satish didn't wait for another to open—he kicked it down. He became a broker, connecting traders with clients and earning commissions. His fighting spirit was unmatched. "When you know no one is coming to save you, you grab the bull by its horns and charge forward," he says. His parents, though supportive, couldn't provide financial backing. This lack of safety net forced Satish to rely on his wits, his determination, and his unshakable belief in his dreams.

A winner cannot be stopped, and a dreamer cannot be silenced. Eleven years ago, Satish's ambition brought him to Dubai. While working in the family business, he shuttled between India and Dubai, laying the foundation for his future empire. He started a construction business in Jabalpur, India, building duplex apartments—a venture that marked his entry into real estate. Simultaneously, he nurtured a tech company in Dubai, a city he now calls home. Dubai's vibrant culture, ease of doing business, and endless opportunities resonated deeply with him. It was here that he felt he truly belonged.



"When you know no one is coming to save you, you grab the bull by its horns and charge forward,"

Then came 2020, a year that brought the world to its knees. The COVID-19 pandemic swept across the globe, devastating economies and leaving uncertainty in its wake. While most saw despair, Satish saw opportunity. While others hesitated, he acted. He invested AED 150 million into Dubai's real estate market, which had hit rock bottom due to the pandemic. Leveraging the country's favorable payment plans, he made strategic acquisitions that would later prove to be game-changing. As the world recovered, the market rebounded, and Satish's investments grew tenfold. What seemed like a gamble to many was a masterstroke for a man who had learned to turn adversity into advantage.

Satish believes that the growth in the Dubai market is here to stay. When compared to New York, New Delhi, France or such big city, Dubai market is no where near the prices. With the new Maktoum Airport coming, the real estate market is poised for more growth.

As for ANAX Developments is concerned, there are about 12 projects that will be launced by the end of 2025 spred across different areas of Dubai.

One might wonder-what drives such visionary thinking? Does Satish have a mentor guiding his path? The answer lies in his insatiable thirst for knowledge. Though he had no interest in formal academics, Satish is a lifelong learner. Books and podcasts are his mentors. Despite his busy schedule, he makes time to absorb wisdom from every source available. "Books have been my greatest teachers," he says.

Alongside his relentless pursuit of knowledge, Satish credits his wife and family for their unwavering support. They are his pillars, his source of strength, and the foundation of his success.

Behind every success is many hours of hard work and determinationa. But there is another thing that contributes hugely to every successful journey. The one common factor amongst sucessful people is their discipline. The ability to stay consistent with their discipline is what sets them apart.

The message he has for youth of today is to develop the habit of disipline and stay consistent with it.



Success isn't about where you start; it's about how far you're willing to go.





Today, Satish Sanpal stands as a testament to the power of dreams, determination, and daring. His journey—from a small-town boy working in a grocery store to a real estate mogul and tech entrepreneur—is a beacon of hope for anyone who dares to dream big. It's a reminder that success isn't about where you start; it's about how far you're willing to go.

Satish's story is not just about wealth or achievements; it's about the relentless pursuit of a vision, the courage to take risks, and the resilience to rise after every fall. It's a story that inspires us to dream fearlessly, work tirelessly, and never let circumstances define our destiny.

So, the next time you find yourself at a crossroads, remember Satish Sanpal's journey. Remember that every setback is a setup for a comeback. And remember—if you dream it, believe it, and fight for it, you too can become a champion.

You too can wear the crown of a king.







ATale of Determination, Dreams and Triumph

TAUSEF KHAN - Chairman- Dugasta Properties



"When the dream is big, the facts don't count."

The difference between the impossible and the possible lies in a person's determination. Tauseef Khan's life story is a living testament to this powerful truth. Born into a middle-class family in Aligarh, Uttar Pradesh, India, Tauseef's journey is one of

relentless perseverance, unwavering integrity, and an unshakable belief in dreaming big. His story is not just about success; it is about overcoming adversity, honoring sacrifices, and giving back to the community that shaped him.

Tauseef Khan was the second eldest of eight children in a family where resources were limited, but values were abundant. His father left for Kuwait in 1976 to provide a better life for his family, while his mother stayed home, ensuring her children were raised with love, discipline, and a deep appreciation for their father's sacrifices.

Though not academically gifted, Tauseef possessed a sharp instinct for navigating life's challenges. In India, where education is often the only ladder to success, Tauseef completed his degree in civil engineering, not out of passion but out of necessity. Little did he know this would later become the cornerstone of his success. Life was far from easy. It was a rollercoaster of highs and lows, but Tauseef remained steadfast in his goal: to achieve enough to care for his parents, who had dedicated their lives to raising him. Today, he looks back with immense gratitude, having fulfilled his dream of bringing his parents to Dubai and caring for them until their last days.

His journey is a reminder that core values-honesty, integrity, dedication, and hard work—are non-negotiable when it comes

to achieving greatness. Tauseef's arrival in Dubai was serendipitous. What began as a brief visit to his sister en route to Kuwait turned into a life-altering decision. The Gulf War of 1990 forced people to flee Kuwait overnight, leaving Tauseef stranded in Dubai. Rather than seeing this as a setback, he viewed it as an opportunity. With nothing but determination, he took on a sales manager role where he explored the possibilities of the UAE market, which was a stepping-stone to the corporate world.

"The UAE is the role model of every country."



"We always deliver our promises."

Grounded in civil engineering, Tauseef stepped into the industry with quiet ambition. An early setback became a turning point, fueling his unwavering resolve to keep moving forward. This rejection became a pivotal moment in his life. It dawned on him that no matter how skilled or experienced he became, his earning potential would always be limited if he remained an employee. This realization sparked a fire within him to think bigger and bolder.

Tauseef's passion for Dubai and golf became the essence of his real estate development company, Dugasta Properties. The name itself is a fusion of "Dubai" and "Agasta", the latter being one of the most prestigious golf tournaments in Georgia, USA. Tauseef, who is numerologically inclined, believes the seven letters in "Dugasta" and his logo, which represents the seven Emirates of the UAE, have brought him immense luck and success. Over the past 35 years, Tauseef has built Dugasta

Properties with a conservative yet innovative approach, allowing the company to thrive despite the ever-changing dynamics of the UAE real estate market.

Starting with property management, he gained a deep understanding of clients' needs and expectations. This insight enabled him to transition seamlessly into property development, creating projects that resonate with buyers on a personal level.











Tauseef Khan is a trailblazer in the real estate sector. He admires Dubai's rulers for transforming the city into a safe, vibrant, and inclusive home for people from all walks of life. Inspired by this vision, Dugasta Properties aims to offer the same sense of security and prosperity to its investors. The company guarantees a 10% return on investment for 10 years—a rare and bold commitment in Dubai's competitive real estate market. This promise reflects Tauseef's gratitude to Dubai and his desire to give back to the community that has given him so much.

In 2023, Dugasta Properties achieved a remarkable milestone, closing sales that were way above expectations. With 80% of its inventory sold out and a growing number of expressions of interest, the company has cemented its reputation as a trendsetter Tauseef's industry. conservative in forward-thinking approach has ensured sustained growth and stability, even in turbulent times.



At the heart of Tauseef Khan's success lies his unwavering commitment to core values. Honesty, integrity, and dedication have been his guiding principles, shaping not only his business but also his character.

He attributes all his achievements to the lessons instilled by his parents and now supported by family—the lessons that continue to serve as his true north. Tauseef's story is a powerful reminder that success is not just about wealth

or accolades; it's about staying true to oneself and honoring the sacrifices of those who paved the way. Tauseef Khan's journey is far from over. He continues to dream big, pushing boundaries and redefining what's possible in the real estate industry. His story is a beacon of hope and inspiration for anyone striving to turn their dreams into reality. It proves that with determination, hard work, and an unyielding belief in oneself, even the most audacious dreams can be achieved.

In Tauseef's own words, "When the dream is big, the facts don't count." His life is a testament to this philosophy—a philosophy that has not only transformed his life but also the lives of countless others who have been touched by his vision and generosity.

Tauseef Khan and Dugasta Properties stand as shining examples of what it means to dream boldly, work tirelessly, and give back wholeheartedly.





Shaping Property market with Vision and Integrity

AKASH KANJWANI - Founder & CEO- Sky View Development



Akash Kanjwani embodies resilience, integrity, forward-thinking leadership in Dubai's ever-evolving real estate landscape. With over two decades of experience, he has emerged as a trusted advisor, developer, and innovator, shaping not just the city's

skyline but also the industry's ethical and customer-centric foundation. His Dubai's journey mirrors own transformation-from an emerging market in the early 2000s to a global beacon of investment and opportunity.







Akash's entry into Dubai's real estate sector coincided with its formative years. The industry was still finding its footing when the 2008 financial crisis tested its resilience. Unlike mature markets, Dubai's freehold sector was young and volatile. However, the crisis became a catalyst for necessary reform. Regulatory frameworks such as the Escrow Account Law (2011)brought transparency, ensuring

developers allocated funds responsibly. Akash credits this shift for restoring investor trust and fueling the city's sustained growth. "The market hasn't looked back since," he asserts.

In an industry often driven by aggressive sales tactics, Akash stands apart with his unwavering commitment to long-term relationships over short-term gains. "I'm not in a rush to be 'super successful' overnight," he says. His mantra—under-promise and over-deliver—has cultivated a loyal clientele.

By focusing on realistic returns rather than speculative promises, he has built enduring investor relationships, many of whom return for multiple projects.

Akash views Dubai's post-COVID resurgence as a defining moment-comparable to New York in the 1960s or Hong Kong in the 1980s. The city's unmatched infrastructure, tax benefits, and multicultural appeal have drawn global businesses and families alike. "People who relocate here rarely leave," he notes, emphasizing Dubai's exceptional quality of life. He warns investors that delaying entry could mean missing out, as property values climb toward global benchmarks akin to Singapore and Hong Kong.

In 2024, Akash transitioned from brokerage to development, launching Skyview Developments—a brand dedicated designing homes that prioritize functionality over fleeting trends. Rejecting the notion of cramped, impractical spaces, his projects reimagine traditional layouts. Maid's rooms become study nooks for children, and kitchens adapt to open or closed layouts based on lifestyle needs.

His debut project in Dubai South, strategically

positioned near the future Al Maktoum International Airport expansion, features rooftop beach lagoons and family-centric amenities-setting a new benchmark for thoughtful urban living.

A pioneer in consumer protection, Akash introduced a 14-day cooling-off period, allowing buyers to reconsider their purchases without penalty. "A home is a lifetime investment; pressure should never dictate such decisions," he insists.



"Challenges are inevitable, but every problem brings a lesson,"



Akash's investment philosophy balances rental income (30–40%), rotational sales (20–30%), and long-term holds (20%). He advises investors to follow government spending, highlighting emerging hotspots like Dubai South, Abu Dhabi's Yas Island, and Ras Al Khaimah's gaming district. He also champions landed properties, recognizing their rarity in a region where freehold villas are limited.

Rather than micromanaging, Akash fosters autonomy within his 150+ strong team, believing leadership should inspire rather than dictate. This philosophy stems from his upbringing-his father's discipline and his

mother's risk-taking spirit shaped his approach to business and life.

"Challenges are inevitable, but every problem brings a lesson," he says. His ability to navigate uncertainty with calm resolve has cemented his reputation as a visionary leader.

Despite his professional achievements, Akash remains deeply connected to his personal life. He resides in Dubai with his wife, Kangan, and their three sons-Advik, Kiyan, and Ayush. Travel fuels his creativity, with Barcelona's architectural marvels and Bali's beachfront tranquility influencing his designs.

Akash cautions against entering the development space purely for profit. "Passion for quality trumps quick gains," he states. He urges aspiring developers to master before construction nuances launching subpar projects, developments can permanently damage reputations.

While Skyview Developments has plans for expansion into Ras Al Khaimah and Abu Dhabi, Dubai remains Akash's primary focus. His vision is clear: to create homes that blend luxury with livability—spaces where residents choose to stay, not escape from.

For Akash, success isn't measured in financial gains but in client satisfaction and team morale. His journey echoes Dubai's—one of ambition, adaptability, and unwavering trust. As the city soars, Akash Kanjwani remains grounded, building not just properties, but lasting legacies.

Beyond Business: A Life of Balance and Inspiration











Redefining Real Estate with heart, heritage and vision

AHMAD JABER - CEO - LACASA Living Real Estate Development



In a world where legacy often collides with innovation, Ahmad Jaber stands as the bridge that brings them together. Born in Dubai to Palestinian parents, Ahmad blends the wisdom of generations with the insight of a modern entrepreneur.

As the force behind LACASA Architects Engineering Consultants and LACASA Living Real Estate Development, he is not merely constructing skylines—he is building legacies with purpose, passion, and precision.



"My father never pushed me, but his passion was magnetic."

Ahmad's journey began with the inspiration closest to home-his father, Emad Jaber, a distinguished visionary civil engineer and the founder of LACASA Architects & Engineering Consultants. Growing up, he never had to look outside his family for inspiration, motivation and dedication - all the elements needed for someone to be successful. Established in 2006, LACASA has grown from a boutique consultancy into a regional design and construction powerhouse with over 700 completed projects across the UAE.

There is no developer in UAE who has not worked with LACASA. Watching his father transform sketches into skylines, Ahmad knew

early on, "I want to be an engineer like my father." Initially drawn to computer science, Ahmad ultimately chose civil engineering, studied at NYU and the American University in Dubai (AUD). His academic path became more than just education-it was an exercise in leadership, curiosity, and design thinking.

"My father never pushed me," he reflects. "But his passion was magnetic."

Ahmad carries with him an innate drive for learning. The influence of his father was so profound that he decided to let go of his initial interest in computer science and follow a path that resonated more deeply with his father's legacy.

Ahmad officially joined LACASA in 2017, determined to learn from the ground up. From on-site inspections or reviewing blueprints to high-level strategy sessions, he immersed himself in every detail. His trajectory within the company was rapid embracing project management, driven by a relentless work ethic and deep respect for the craft.

LACASA's strength lies in its people—eight department heads remain from its founding. "It's more than a company—it's a family," says Ahmad. "That's why we called our next chapter: LACASA LIVING-Spanish for 'home.' It's a word that speaks to our values."







"We always believe in giving back to society"

Your roots will always call you back no matter where you are in the world. It was no different for Ahmad Jaber's family. Being from Palestine, they wanted to give back to their homeland. The Jabers' mission extended beyond borders. In Ramallah, they developed LACASA Mall, a symbol of economic resilience and hope. This was their way of giving back to society. However, rising instability pushed Ahmad to reimagine their future. Ahmad's futuristic thinking made him nudge his father to look at getting into real estate development in the UAE.

So over a family dinner, he proposed a bold idea: a transition into the booming real estate market. His father laughed at first-but Ahmad persisted. LACASA has been serving the real estate market for so long, they knew the market, the trends, and the players, so he thought why not capitalize on it and build something of their own. With his persistence, two years later, LACASA LIVING was born.

Ahmad's debut development, OLA Residences on Al Marjan Island in Ras Al Khaimah, reflects his future-forward approach. With 96 boutique units tailored for high-return Airbnb investors, it offers not just luxury—but logic. "We design with the future in mind," says Ahmad. "Smart storage, future-proof tech, and layouts that work in real life."



While competitors chased Instagrammable features like balcony pools, Ahmad focused on

"The UAE government doesn't just support development—it accelerates it."

longevity and functionality. Ahmad and his team believes in providing the best to their clients, making sure they are listening to their client and implemeting it.

With the surge of AI in almost everything in our lives, Ahmad predicts, "In five years, AI integration will be standard in homes. The good thing LACASA LIVING is - We're designing for that today", says Ahmad.

Ahmad credits Dubai's leadership for enabling

bold ventures. He recalls how His Highness Sheikh Mohammed's 2000s early vision—offering developers discounted land-sparked entire districts like Dubai Marina. "The UAE government doesn't just support development—it accelerates it."

As real estate shifts toward off-plan and modular solutions, Ahmad envisions 12-month delivery cycles for fully finished units. "That's not a dream," he says. "That's our direction."









Beyond the blueprints, Ahmad's life is powered by discipline. Known to his wife as "checklist king," the he balances entrepreneurship with family, football (a lifelong Manchester United fan), and a love for exploring global cuisine. "Food reveals a culture's soul," he muses.

A lover of technology, Ahmad says that if he hadn't entered real estate, he might have been a coder. "AI fascinates me. It's changing everything—including how we live."

Ahmad's message to aspiring entrepreneurs? Slow down. "Don't rush into a title or a trend.

Explore. Understand what drives you." A professor once asked him: 'How can you master a field you've never experienced?' That wisdom stuck. His father's mentorship remains his greatest guide. "He trusts me to lead, but he's always there," Ahmed says. "That balance—that trust—is everything."

From architectural precision to real estate innovation, Ahmad Jaber is redefining what it means to be a builder. Through LACASA Living, he is not just developing properties—he is curating communities, shaping lifestyles, and leaving behind blueprints for meaningful progress.

As Dubai advances toward its ambitious 2040 vision, Ahmad remains a key architect of that future. With one foot grounded in legacy and the other stepping boldly forward, he continues to turn vision into value-one thoughtful project at a time.







Global Experience to Dubai's Real Estate market

MICHAEL COLLINGS - GM - GFS Developments

"We deliver for all pocket size, customised projects"







Michael Collings is a dynamic and passionate leader at the helm of GFS Real Estate, a rapidly growing developer making waves in Dubai's competitive property market. With a relentless drive for excellence and a keen eye for strategic growth, Collings has been instrumental in positioning GFS as a trusted name in affordable luxury living. His leadership style—marked by transparency, innovation, and an unwavering commitment to client satisfaction—has set GFS apart in an industry dominated by established giants.

Hailing from the UK, Michael Collings brought with him a disciplined work ethic and a results-driven mindset shaped by British professionalism. Upon moving to Dubai, he quickly recognized the city's unique real estate dynamics-its exponential growth compared to gradual developments elsewhere.

His adaptability, coupled with insights from his Palestinian wife, allowed him to bridge cultural gaps and refine his approach to leadership.

Before joining GFS, Collings had already built a reputation for his aggressive yet dignified business style, ensuring he stood out in Dubai's sometimes relaxed corporate environment.

Under Collings' guidance, GFS Real Estate has carved a niche by offering competitively priced, spacious properties in emerging Dubai neighborhoods.

Unlike developers focused solely on skyscrapers and high-end projects, GFS targets affordability without compromising quality.

Their flagship project, Coventry Gardens in Dubai Land Residential Complex (DLRC), exemplifies this strategy-delivering larger units at lower price points than competitors, with investor-friendly payment plans.

Collings emphasizes the importance of With 25 years of legacy in Pakistan, where selecting high-growth areas like DLRC and GFS has delivered over 2 million properties, Dubai South, where infrastructure the brand's entry into Dubai was met with development-such as the upcoming Al immediate recognition. Collings leveraged Maktoum Airport—promises significant this reputation while tailoring strategies for appreciation. Drawing parallels to Jumeirah the UAE market. Unlike many developers, Village Circle (JVC)'s transformation, he GFS operates as a B2B entity, prioritizing highlights GFS's focus on communities partnerships with brokers to amplify reach. poised for long-term value. "We're not just By ensuring swift commission payouts and selling homes; we're offering sound seamless transactions, Collings has fostered investments," he asserts. loyalty among agents—a key pillar of GFS's expansion.

"Our strength lies in under-promising and over-delivering,"

"Our strength lies in under-promising and over-delivering," he says. Early project handovers (with Coventry Gardens slated for Q3 2027) and a commitment to stress-free client experiences are central to this ethos. Collings' hands-on approach extends to vetting every aspect of operations, from pricing to post-sale support, ensuring GFS's name becomes synonymous with reliability.

GFS's disruptive pricing model—units priced 10-15% below market rates, with better payment terms—has rattled competitors. Collings recounts instances where GFS offered comparable properties to rivals' projects at AED 150,000 less. "We're here to dominate, not just participate," he declares, eyeing future ventures in premium locales like Palm Jumeirah once GFS's foothold is cemented.

Marketing under Collings is equally bold. From dominating Dubai's billboards to securing prime spots at international expos (like the Singapore Property Show), GFS's branding strategy is omnipresent. "We want developers to notice when we acquire land," he says, signaling ambitions to rival industry titans.



"Opportunities don't fall into your lap—you chase them."

Collings' leadership is deeply personal. He describes GFS's founders, Mr. Irfan and Mr. Adil, as visionary mentors whose "no-obstacle" mindset inspires him. This culture trickles down to his team—relationship managers and back-office staff recruited from competitors, now empowered to advocate for GFS with unmatched zeal.

His "work hard, play hard" ethos reflects his British roots, but Collings balances aggression with cultural Whether sensitivity. spearheading international expansions (with

offices in London, Oman, and Chicago) or ensuring punctual project deliveries, his mantra is clear: "Opportunities don't fall into your lap—you chase them."

With 10-15 projects slated for launch in 2025 and a pipeline spanning Dubai South to Dubai Islands, Collings envisions GFS as a household name. "By 2027, our handovers will speak for us," he says, confident that early investors will reap rewards, fueling word-of-mouth growth. Beyond real estate, Collings' passion for mentorship and community-building shines. He champions a client-first mentality, whether assisting first-time buyers or seasoned investors. "We're not just building properties; we're building trust," he concludes.

In Michael Collings, GFS has found a leader ambition matches Dubai's whose skyline—always rising, relentlessly forward. His story is one of adaptation, strategic brilliance, and an unvielding belief that the best developments are those that put people first.







Transforming modern day growth

MARWAN AL SAYYAH - Chief Executive Officer - Al Sayyah Group







Born and raised in the dynamic city of Dubai, Marwan Al Sayyah grew up witnessing the emirate's extraordinary transformation from a modest trading port into a global metropolis. As the eldest child in his family, he naturally assumed a protective and

guiding role over his younger siblings. Despite the occasional disagreements that arise in any close-knit family, Marwan's bond with his brothers and sisters remained unshakable—a testament to his deep-rooted belief that family always comes first.

Marwan's principles—integrity, diligence, and mutual respect—were instilled in him from an early age, largely influenced by his father, Sayyah. A Mohammed Al self-made businessman, Mohammed began his career in banking before transitioning into real estate development. Young Marwan had the unique opportunity to work alongside his father during the founding stages of his ventures, learning firsthand that a sterling reputation is the most valuable asset in business. These lessons became the foundation of Marwan's professional ethos, shaping his approach to leadership and entrepreneurship.

Unlike many of his peers, Marwan did not pursue formal education in real estate. Instead, he believed that true expertise came from practical experience. From a young age, he immersed himself in fieldwork, gaining an

intuitive understanding of market trends, construction processes, and client expectations. This hands-on approach allowed him to develop a sharp business acumen, preparing him for the challenges of Dubai's competitive real estate sector.

Growing up in a city known for its ambition, Marwan was inspired by Dubai's relentless drive for innovation. He never saw himself as a passive observer but rather as an active contributor to its evolving skyline. The UAE's real estate market, with its rapid growth and bold developments, became the perfect arena for his aspirations.

Marwan's professional journey was deeply intertwined with his father's legacy. After years of learning under Mohammed's guidance, he took the reins of Al Sayyah Real Estate Group,

steering it toward new horizons. His vision was clear: to create developments that blended luxury, functionality, and sustainability. From residential sleek towers high-end to commercial spaces, each project was designed to meet the demands of Dubai's discerning clientele while pushing the boundaries of modern architecture.

Entering Dubai's highly competitive real estate market was no small feat. Marwan understood that differentiation was key to success. He focused on meticulous attention to detail, incorporating cutting-edge technology and sustainable practices into every development. Market fluctuations and economic uncertainties were met with strategic planning and portfolio diversification, ensuring resilience in an ever-changing industry.





While his father remained his most significant mentor, Marwan also drew inspiration from Dubai's visionary leaders. Their ability to transform bold ideas into reality motivated him to think bigger and aim higher. Their legacy reinforced his belief that success in real estate was not just about constructing buildings but about shaping communities and enhancing lives.

Recognizing the growing demand for sustainable living, Marwan prioritized eco-friendly designs and smart technologies in his projects. Green spaces, energy-efficient systems, and integrated smart-home solutions became hallmarks of Al Sayyah Group's developments—aligning perfectly with Dubai's vision for a sustainable future.

Marwan never saw himself as merely a boss; he believed true leadership was about inspiring and empowering others. By fostering a culture of collaboration and innovation, he ensured that every member of his team felt valued and motivated. His leadership style—grounded in transparency, trust, and leading by example—became a key factor in the company's success.

Beyond his professional achievements, Marwan's greatest pride lies in his family. A devoted husband and father of three sons and a daughter, he strives to maintain a harmonious balance between work and personal life. Whether through family travels or shared hobbies, he cherishes moments that strengthen their bond. His philosophy is simple: work hard in youth to secure comfort in later years, but never at the expense of family.

For those looking to enter Dubai's real estate sector, Marwan offers three key pieces of advice:

- 1. Never stop learning—the industry evolves rapidly.
- 2. Build strong relationships—networking is invaluable.

3. Be patient—success is a long-term endeavor.

Looking ahead, Marwan Al Sayyah envisions Al Sayyah Real Estate Group as a symbol of innovation and quality in Dubai's real estate scene. His goal is not just to construct buildings but to create thriving communities that enhance quality of life for future generations.

In a city that never stops dreaming, Marwan continues to play a pivotal role in shaping its skyline—one visionary project at a time. For him, real estate is more than just business; it's about leaving a lasting legacy in the heart of Dubai.





Defining benchmark in real estate

ANIL GEHANI - Founder- Zabadani Real Estate

"Dubai wasn't just a city; it was a dream unfolding. I knew I had to be part of it."







Anil Gehani's story is one of grit, vision, and an unshakable commitment to integrity—a journey that has left an indelible mark on Dubai's real estate sector. Born and raised in the vibrant city of Mumbai, Anil grew up in a humble, hardworking family where values like honesty, humility, and perseverance were deeply ingrained. These principles became the bedrock of his character and the driving force behind his extraordinary career. After completing his education in Mumbai and Bangalore, where he earned an MBA, Anil embarked on his professional journey in Saudi Arabia as a consultant for a prominent company. However, it was during his frequent visits to Dubai that he witnessed something extraordinary—a city transforming before his eyes, a vision of the future taking shape.

Inspired by Dubai's rapid growth and boundless potential, Anil took a bold leap into entrepreneurship. Starting in the trading business, he soon pivoted to real estate, a sector that resonated with his passion for building and creating. The introduction of freehold property ownership in Dubai marked a pivotal moment, and Anil seized the opportunity. He was among the first five real estate companies selected by Emaar, a testament to his early vision and determination.

"Real estate isn't just about selling properties; it's about building trust. Without trust, there is no success."

Anil's company, Zabadani Real Estate, quickly became a beacon of transparency and reliability in Dubai's real estate sector. Even during economic downturns, he prioritized his clients, offering legal assistance and unwavering support to protect their investments. This ethical approach not only solidified his reputation but also established him as a leader of integrity in an industry often marred by volatility.

After 33 years of success in real estate brokerage, Anil recognized the next frontier: property development. With his children

joining the business, the company embraced a new chapter, blending fresh perspectives with decades of market expertise. Their focus shifted to creating sustainable, high-quality, and affordable housing solutions-ensuring that Dubai's growth remained inclusive and accessible.

"A city is only as strong as the communities it builds. Our mission is to create homes, not just buildings."

Anil's admiration for industry pioneers like Mohammed Alabbar, the visionary behind Emaar, further fueled his ambition. He drew inspiration from their perseverance, strategic thinking, and generosity, shaping his own leadership style.

"Creating Wealth Through Property Investments,"

Today, Zabadani Real Estate stands at the intersection of two key trends in Dubai's real estate market: luxury branded residences for ultra-high-net-worth individuals and affordable mid-market housing for the growing workforce. This dual focus reflects Anil's commitment to addressing the diverse needs of Dubai's population. "Dubai has given so much to entrepreneurs like me. It's only right that we give back by developing projects that serve the city and its people."

Anil has successfully transformed Zabadani into one of Dubai's premier plot brokerage firms, serving the city's top 10 developers and beyond. His business philosophy centers on deeply understanding client needs and addressing real-world challenges with practical, value-driven solutions. For Anil, real estate success goes beyond profit—it's about enriching communities and improving quality of life. This purposeful approach has earned him the enduring trust and loyalty of both investors and homeowners.

Beyond his professional achievements, Anil takes immense pride in his family. A strong advocate for work-life balance, he has always prioritized time with loved ones, recognizing their support as the foundation of his success. "Success means nothing if you can't share it with the people who matter most."

With his children, Hanishka and Panaav Gehani, now actively involved in the business, Anil has fostered a culture of mentorship and collaboration, ensuring that the company's legacy continues to thrive. His leadership style is one of empowerment, encouraging his team to think long-term and lead with integrity.

"A great leader doesn't create followers; they create more leaders."

Looking ahead, Anil envisions a legacy defined not just by the buildings he develops but by the relationships he builds and the positive impact he creates. His commitment to affordable housing, sustainable development, and community building reflects a larger vision: to contribute meaningfully to Dubai's future and ensure it remains one of the world's most desirable places to live.

"The UAE is a land of limitless possibilities. With vision, resilience, and integrity, there is no ceiling to what you can achieve."

As Dubai continues to evolve, Anil Gehani remains at the forefront, driven by the same passion and values that have defined his journey. His legacy is one of vision, resilience, unwavering commitment and to excellence—a testament to the power of integrity and the enduring impact of building not just properties, but communities.

In every endeavor, Anil continues to uphold the values that shaped his early years: honesty, perseverance, and a relentless pursuit of creating a better, more sustainable future for Dubai's real estate landscape. His story is a reminder that true success is measured not by wealth alone, but by the lives touched and the legacy left behind.







Architect of Global Asset Protection & Wealth Preservation

HARSH PATEL - Global CEO, Water & Shark





From humble beginnings in Mumbai to becoming a globally recognized authority in cross-border asset protection and tax optimization, Harsh Patel's remarkable journey embodies the transformative power of knowledge, discipline, and

thinking. His visionary unique interdisciplinary both approach Chartered Accountant and legal expert has redefined how high-net-worth individuals and businesses safeguard their wealth across jurisdictions.

Born into a middle-class Mumbai family, Harsh's early life was marked by financial constraints that fueled his determination to succeed.

While most teenagers were navigating the uncertainties of young adulthood, the 19-year-old Harsh made the audacious decision to establish Water & Shark, an accounting firm with aspirations to compete with global giants like the Big Four. Starting with just one employee in a modest office, this venture would become the foundation for his future empire.

Harsh's professional evolution took a pivotal turn when he recognized that numbers alone couldn't solve complex financial challenges. "I realized early that true financial mastery required understanding both sides of the equation - the quantitative rigor of accounting and the qualitative nuance of legal frameworks," he recalls.

This epiphany led him to pursue law, creating his unique niche as a "financial and legal engineer." Harsh's most significant contribution to the financial world has been his pioneering work in international asset protection.



"We are financial and legal engineer."

He identified critical gaps in how expatriates and global investors managed cross-border wealth, particularly in Dubai's booming real estate market. His approach addressed fundamental professionals issues most overlooked:

1. Jurisdictional Complexity: "A British-Indian Muslim investor with a Hindu wife, assets in Dubai, and children holding different passports creates an inheritance puzzle spanning multiple legal systems," Harsh explains. Without proper structuring, such cases could languish in courts for decades.

2. Tax Optimization: Harsh developed sophisticated yet accessible structures using foundations and trusts that could legally minimize tax liabilities while ensuring seamless wealth transfer.

3. Privacy Preservation: In an era of increasing financial transparency, Harsh's solutions help maintain legitimate privacy without crossing into questionable territory.

His mantra of "Privacy, Prosperity, Protection" became the gold standard for comprehensive wealth management, helping clients navigate the intricate web of international regulations while future-proofing their assets.

Harsh's influence on Dubai's property market stems from his early work with India's Real Estate Regulatory Authority (RERA), where he helped shape policies brought that transparency to the sector. This experience informed his approach in the UAE, where he became a vocal advocate for responsible investment practices.

He regularly educates investors on critical but often overlooked aspects:

- The reality behind developer "guarantees" and buyback promises
- Proper due diligence procedures before property acquisition
- The importance of succession planning regardless of age or asset size
- Navigating the intersection of Sharia law and international inheritance norms

"Creating a proper will in Dubai costs just a few thousand dirhams and can be completed in days," Harsh emphasizes. "Why would anyone risk their life's work to save such a negligible amount?"









"True success must be shared with family to have meaning,"

As a long-time Dubai resident, Harsh provides unique insights into why the emirate's real estate market stands apart:

- Tangible Growth: Unlike speculative markets, Dubai's development is visible and ongoing.
- Global Value: Premium properties remain competitively priced compared to other world cities.
- Future-Proofing: Government initiatives like the 2040 Urban Master Plan ensure sustainable growth.

Regulatory **Evolution:** Continuous improvements investor protection frameworks.

Yet he maintains a balanced view: "Healthy market corrections are natural and necessary. They separate serious investors from speculators."

Behind the sharp legal mind and financial acumen lies a deeply philosophical individual. Harsh credits his success to the "powerful women" in his life - his mother, sister, and wife - whose unwavering support provided the foundation for his achievements.

"True success must be shared with family to have meaning," he reflects. This belief permeates his professional philosophy, where he views each client's wealth as ultimately serving their family's legacy rather than just numbers on a balance sheet.



"Healthy market corrections are natural and necessary. They separate serious investors from speculators."

Now pursuing qualifications as a UK Senior Barrister, Harsh continues to expand his expertise while mentoring the next generation of financial professionals. His work has established new standards in:

- Cross-border estate planning
- Tax-efficient wealth structuring
- *Inter-jurisdictional asset protection*
- Responsible real estate investment

As Dubai solidifies its position as a global wealth hub, Harsh Patel stands as one of its most insightful guides - helping navigate the complex intersection of finance, law, and family legacy with unparalleled expertise and human-centered approach.

Harsh Patel's journey from Mumbai to international redefinition demonstrates how interdisciplinary thinking, combined with deep empathy for clients' real needs, can transform an entire sector.

His story isn't just about personal success, but about raising standards for wealth management globally - ensuring that prosperity, once achieved, can be preserved and passed on as intended. In an increasingly complex financial world, Harsh's work provides both the technical solutions and philosophical framework for true, lasting wealth stewardship.





Building a Legacy on Core Values

PROF. AHMED bin SALAWUDEEN - Founder & Chief Property Investment Advisor- Signature Global Real Estate LLC



The saying, "My word is my bond," is often heard but rarely embodied to the extent that it becomes the cornerstone of a lifetime of success. For Prof. Ahmed bin Salawudeen, this principle has been more than just a phrase—it has been the guiding force behind a remarkable 45-year journey in the insurance

industry. He has been an investor in the UAE real estate market over decades, which also transcends him to starting his real estate business in Dubai based on his passion through Signature Global Real Estate LLC (SGRE), focusing on Trust, Credibility, & Professionalism - which are his core values.





Prof. Salawudeen is an icon in the insurance sector, having built an empire rooted in trust, credibility, and professionalism. His ability to sustain and grow his business over nearly five decades is a rare feat, one that speaks volumes about his character and vision. Now, with his vast experience, he believes in giving back to society not only with cost-effectiveness but also value for money through a dedicated platform their requirements of any specific investment needs.

Prof. Salawudeen's journey has been anything but ordinary. From humble beginnings, he has risen to become a respected figure in the insurance industry, earning the trust of countless clients and partners along the way. His success is not merely a result of business acumen but a reflection of his steadfast adherence to principles that many often overlook in the pursuit of profit.

For him, trust is not just a buzzword—it is the foundation upon which every transaction, relationship, and decision is built.

These same values are now being carried forward from a long history in real estate now catering to the international diaspora. Prof. Salawudeen firmly believes that the principles of integrity and professionalism are universal, transcending industries and geographies. With Dubai's real estate market being one of the most dynamic and competitive in the world, his commitment to these values sets him apart in an industry where trust is paramount.

Having lived in Dubai for over 35 years, Prof. Salawudeen has witnessed firsthand the city's transformation into a global powerhouse.

From its futuristic skyline to its excellent infrastructure, Dubai stands as a shining example of what visionary leadership and relentless ambition can achieve.









The rulers of the UAE have played a pivotal role in this transformation, creating an environment that is not only business-friendly inclusive, but also secure, and forward-thinking. Dubai's real estate market, in particular, has become a magnet for investors worldwide. The transparency and efficiency of the Real Estate Regulatory Authority (RERA) and the Dubai Land Department have set new benchmarks for the industry. Whether it's the ease of accessing property documents, the introduction of the Golden Visa, or the confidentiality afforded to investors, Dubai has created an ecosystem that inspires confidence and fosters growth.

Prof. Salawudeen recognises that there has never been a better time to invest in Dubai. The city's off-plan properties, coupled with attractive payment plans, offer lucrative opportunities for both seasoned and first-time investors. With its strategic location, tax-free environment, and unparalleled quality of life, Dubai is poised to remain a global real estate hub for years to come.

It is against this backdrop that Prof. Salawudeen founded Signature Global Real Estate LLC (SGRE), a premium real estate agency headquartered in Dubai with branches in Indonesia and Africa, and we have partners

in the UK, Portugal, and the USA. SGRE is not just another real estate company-it is a reflection of Prof. Salawudeen's vision to provide clients with a 360-degree real estate experience. From brokerage and consultancy to property management, leasing, and renting, SGRE offers end-to-end services that cater to every aspect of real estate investment.







"We provide door-to-door necessities for every investor."

What sets SGRE apart is its commitment to and stress-free delivering a seamless experience for its clients. As Prof. Salawudeen puts it, "We provide door-to-door necessities for every investor." This means that from the moment a client lands in Dubai, they are taken care of every step of the way-whether it's airport transfers, hotel accommodations, property viewings, or acquiring the property.

With a team of multilingual advisors fluent in 10 languages, SGRE ensures that clients from diverse backgrounds feel at home.

However, the service does not end there. Once a property is acquired, SGRE assists clients with property management and consultancy, ensuring that investors can enjoy substantial

returns without the headaches of day-to-day management. This holistic approach to real estate investment is a game-changer, offering clients unparalleled convenience and peace of mind.

Prof. Salawudeen's vision extends beyond Dubai. With a strong focus on the African continent, he sees immense potential in a region that is often referred to as the "next pot of gold" in global business.

Africa, home to 20% of the world's population brimming with and 54 countries, is opportunities. However, many African investors remain unaware of the potential that Dubai's real estate market holds.

Through SGRE, Prof. Salawudeen aims to

bridge this gap by educating and empowering African investors. By providing them with the information and confidence they need to invest in Dubai, he hopes to unlock a new wave of growth for both the continent and the city.

Nigeria, with its abundant natural resources and favorable climate, is a key focus area for SGRE. Beyond Nigeria, the company is also looking to expand its reach to countries like Angola, Uganda, Senegal, and Ghana.



"It is great to be successful in your own business, but you are not truly successful if you do not have a successor."

For Prof. Salawudeen, success is not just about personal achievement-it is about creating a legacy that endures.

As he often says, "It is great to be successful in your own business, but you are not truly successful if you do not have a successor." This belief has driven him to mentor and train the next generation, including his son, Abdulazeez Jubril Salawudeen understands that no one is invincible, and the key to lasting success lies in

imparting knowledge and values to those who will carry the torch forward.

Prof. Ahmed bin Salawudeen's journey is a powerful reminder that success is not just about wealth or accolades—it is about staying true to one's principles and creating a positive impact on the world. As he embarks on this new chapter in Dubai real estate, his story inspiration to aspiring entrepreneurs and investors alike. With his unwavering commitment to trust, credibility, and professionalism, there is no doubt that Prof. Salawudeen will continue to soar, leaving an indelible mark on the industries he touches. Dubai's real estate market is ripe with opportunity, and with leaders like Prof. Salawudeen at the helm, the future looks brighter than ever. For those looking to invest, there has never been a better time—or a better partner-than Signature Global Real Estate LLC.







Forward thinking for the future of real estate

MUHAMMAD ATHER KHAWAJA - CEO & Founder - Footprint Real Estate

"Greatness begins with vision. Believe in it, work for it, and the world will make way for you."



Muhammad Ather Khawaja is a forward-thinking dynamic and entrepreneur whose name has become with innovation, synonymous resilience, and leadership in the real estate industry.

With over 3 decades of experience, Muhammad has not only built a thriving business empire but has also inspired countless individuals through his unwavering commitment growth, mentorship, and to community development.

"It is in difficult times that we discover our true strength. Everyone thrives in good times, but resilience is forged in adversity."



His journey-from humble beginnings to becoming a regional powerhouse—is a testament to his belief in hard work, strategic vision, and the transformative power of opportunity.

Ather's entrepreneurial journey began in 2005 when, armed with an MBA and an unshakable determination, he began his journey in Sharjah. What started as a modest venture quickly evolved into one of the UAE's fastest-growing real estate firms, with offices spanning four Emirates. His sharp business acumen, coupled with an innate ability to identify market trends, allowed Footprint Real Estate to flourish even during economic fluctuations. Under his leadership, the firm became a trusted name,

helping clients navigate the complexities of property investment while fostering long-term relationships built on transparency and excellence.

this phase of transformation, Ather partnered with Mr. Hamid Shabir Khawaja, co-founder and sales director, an experienced sales visionary with extensive industry experience. The powerful synergy between leadership and sales excellence thus gave rise to Footprint Real Estate's forthcoming phase of evolution. Hamid's instincts on market dynamics and customer psychology, alongside his precision in negotiations, have been instrumental in scaling the brand's presence and performance in numerous markets across

the world. A dynamic, investor-oriented, visionary enterprise was formed; one that stands as a benchmark in international real estate.

2016 marked a pivotal shift in Ather's strategy, Footprint Estate taking Real global. Recognizing the interconnected nature of modern markets, he expanded operations beyond the UAE, leveraging technology and strategic partnerships to create a seamless international real estate platform.

His firm has not only facilitated investments but has also ventured into property development, transforming landscapes and creating value for investors worldwide.





Ather's expertise extends beyond his enterprises. As a visionary who has played a defining role in shaping the UAE's real estate landscape, his contributions have transcended borders, influencing markets and inspiring innovation across continents.

With an innate ability to anticipate market trends, he has become a trusted advisor to both emerging ventures and established institutions within the GCC and beyond.

His strategic foresight and leadership are further amplified through his global ventures: Founder and CEO of FP Global, a diversified asset management platform with operations extending from real estate to international investment consultancy. Managing Partner at GATO Chain, a blockchain-driven technology

pioneering white-label blockchain firm solutions and end-to-end digital transformation strategies.

Active collaborator with AI and blockchain startups, especially in the realms of medical innovation, e-commerce, and enterprise automation - pushing boundaries at the intersection of technology and investment.

Ather's international affiliations include:

- GCC Market Advisory Commerce Member
- Member of the Pakistan Business Council

Panellist on the "Real Estate Experts" forum, where he shares industry knowledge and forecasts. His advisory roles reflect not only a deep understanding of global markets but also a long-standing commitment to economic collaboration between the UAE and

international business communities. Ather continues to represent the UAE's dynamism and progressive outlook, leading with a mindset rooted in innovation, responsibility, and vision.

At the core of Ather's success is his philosophy of leadership and legacy. He firmly believes that true success is measured not by personal achievements, but by the leaders one creates.

- "If you are secure about yourself, there should be no fear in nurturing others."
- "The only way to build a lasting legacy is to grow leaders around you."

He leads by example, fostering a culture of continuous learning within his teams. For Ather, growth is a lifelong journey—stagnation is the enemy of progress.



Ather's journey has not been without challenges. He views market downturns and personal lows as opportunities for growth, often quoting:

"It is in difficult times that we discover our true strength. Everyone thrives in good times, but resilience is forged in adversity."

His ability to navigate the 2008 financial crisis, COVID-19 disruptions, and market volatilities with agility has cemented his reputation as a leader who turns obstacles into stepping stones.

Despite his relentless drive, Ather places immense value on family and personal well-being. He acknowledges that



entrepreneurship demands sacrifice, often postponing personal time to focus on business and family.

"Time is the most precious currency. I'd rather spend it with my loved ones than on fleeting indulgences."

Striking a balance between ambition and personal life remains a priority, as he believes true fulfillment comes from harmony in all aspects of life.

Ather attributes much of his success to the mentors who shaped his journey. Their guidance taught him the power of working smarter, not just harder.

"Time is the most precious currency. I'd rather spend it with my loved ones than on fleeting indulgences."





"If you are not willing to learn, listen, and adapt, success will remain a dream. But if you stay the course, apply knowledge, and seek guidance, success is inevitable."

Today, he pays it forward by mentoring emerging entrepreneurs, emphasising strategic thinking, adaptability, and ethical leadership. Dubai's relentless ambition and transformative vision were the very flames that sparked Ather's own. Inspired by the development of the city out of desert sands into a global metropolitan area, he imagined a company that would carry that same spirit of possibility. A

dream turned into was soon movement-creating opportunity, fostering innovation, and creating jobs across the region. In many ways, Ather's story is intertwined with that of Dubai: inspired by purpose, guided by progress, and set to ignite future generations of dreamers and doers. As Ather continues to expand his global footprint, his mission remains clear: to democratise real estate investment, empower future leaders, and contribute to sustainable economic growth. His story is not just one of personal triumph but a blueprint for aspiring entrepreneurs worldwide.

"Greatness begins with vision. Believe in it, work for it, and the world will make way for you."

Muhammad Ather Khawaja's journey is a powerful narrative of ambition, resilience, and purpose. From building a real estate empire to shaping industry standards, his impact transcends business—it's about creating opportunities, inspiring leaders, and leaving a legacy that uplifts others.

As Footprint Real Estate goes global and the Group continues to innovate, one thing is certain: Ather's vision is just getting started.





$\begin{array}{c} Redefining \ Success \\ {\it Beyond Education} \end{array}$

NAZISH KHAN - Chief Operating Officer - Fidu Properties



Nazish Khan's story is a testament to the fact that education does not define where you end up in life. Born and raised in Dubai, Nazish was far from the "sharpest bulb in the alley." In fact, he often describes himself as the "barely lit bulb" during his school years. His mind raced at a thousand miles per hour, making traditional classroom teaching painfully slow and monotonous. This led to constant mischief, disruptions, and repeated expulsions from class. His parents, desperate for a solution, sent him to a boarding school in Panchgani, Maharashtra, hoping it would instill discipline and focus.

Nazish was deeply influenced by his father, a man who wore a suit every day and dedicated 40 years of his life to Emarat Petroleum as the Head of Sales.

The move turned out to be a turning point. Away from home, Nazish began to reflect on the embarrassment he had caused his parents. This self-awareness fueled his determination to change. He transformed into a better student and eventually pursued higher education in Pune, India. Despite his academic struggles, Nazish's journey was far from over. He was determined to prove that success is not confined to the classroom.

Growing up, Nazish was deeply influenced by his father, a man who wore a suit every day and dedicated 40 years of his life to Emarat Petroleum as the Head of Sales. His father's unwavering commitment to his career and family left an indelible mark on Nazish. He admired how his father balanced professionalism with familial responsibility, and this became the foundation of Nazish's own values. To this day, Nazish is rarely seen without a prim and proper suit, a nod to the impression his father left on him.

However, Nazish's relationship with his siblings was strained. As the "black sheep" of the family, he was a stark contrast to his academically gifted brother and sister. While they excelled in school, Nazish struggled, further deepening the divide. But he carried within him a burning desire to carve his own path, one that would eventually lead him to extraordinary success.

After graduating, Nazish followed in his father's footsteps and joined Corporate world in 2003. But a single incident would alter the course of his life forever. One day, he witnessed a real estate broker receive AED 5,000 as commission for renting out his father's apartment. At the time, Nazish was earning AED 1,500 a month, working 12-hour days. The realization hit him like a thunderbolt: if the broker could earn that much from just one deal, he could potentially quadruple his income by closing a few more. This was an impossible feat in his current job.

This moment sparked a fire within Nazish. He realized that working for someone else, no matter how prestigious the organization, would always limit his earning potential and control over his time. Despite coming from a traditional family that valued stable jobs, Nazish decided to take a leap of faith. He boldly declared that he would make AED 1 million in three years through real estate. If he failed, he promised his family they could revisit the conversation. But Nazish was determined to create his own destiny.

He worked tirelessly, often clocking more than 10 hours a day, to secure clients and build his reputation.



Nazish's entry into the real estate world was anything but easy. He begged his way into Lafi Real Estate, enduring a grueling interview process to convince the owners he had what it took. The first six months were tough, with no sales in sight. But Nazish's entrepreneurial mindset kept him going. When he finally closed his first deal, the commission was a staggering AED 110,000-a far cry from his Emirates paycheck. His first purchase? A car for his mother, so she could have the freedom

to go wherever she wanted, whenever she wanted. This act of gratitude and love underscored Nazish's deep-rooted values of family, integrity, and ethics.

Nazish's rise in the real estate industry was meteoric. He pioneered innovative strategies, such as setting up a kiosk in the Mall of Emirates in 2006—a move that was unheard of at the time. Despite lacking financial support from his company, he funded the initiative

himself, determined to tap into the GCC traffic during the Dubai Shopping Festival. Although the festival was canceled due to the passing of His Highness Sheikh Rashid bin Saeed Al Maktoum, Nazish refused to let the setback define him.

He worked tirelessly, often clocking more than 10 hours a day, to secure clients and build his reputation.



Nazish's relentless work ethic and sharp business acumen soon paid off. While working for Tanmiyat, he took on the challenge of partnering with the least desirable agencies in Dubai. Within two months, he closed his first sale, and within seven months, he became the top salesman. His record-breaking transaction of AED 816 million not only grabbed media

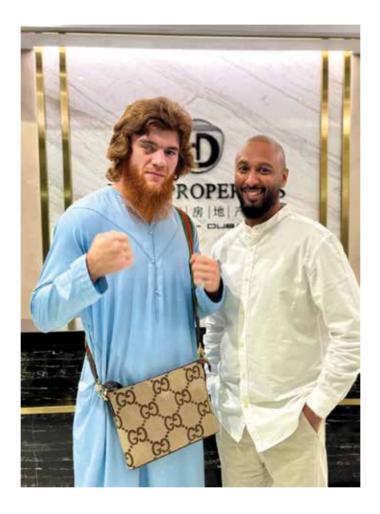
attention but also cemented his status as a force to be reckoned with in the real estate world.

One of Nazish's most significant achievements was his role in the inception of Azizi Developments. In 2006, he sold a villa to Mirwais Azizi, a newcomer to Dubai. Nazish's ability to understand his client's needs and tailor solutions led Azizi to purchase 84 villas. Within three months, Nazish delivered on his promise of high returns, securing over 100% ROI for his client.

This success laid the foundation for Azizi Developments, one of the most prominent real estate developers in the UAE.



"If you really want success, as long as you put your heart, head, and brain into it, and submerge yourself completely, success will be with you,"



Nazish Khan's journey is a masterclass in resilience, innovation, and unwavering determination. His ability to learn, adapt, and understand his clients' businesses set him apart in a competitive industry. He credits his success to his tireless work ethic, especially during a time when social media and digital tools were not available to aid sales. Nazish's story is a reminder that success is not handed to you—it is earned through relentless effort, integrity, and a willingness to take risks.

"If you really want success, as long as you put your heart, head, and brain into it, and submerge yourself completely, success will be with you," Nazish often says. His journey from a struggling student to a real estate mogul is a testament to the power of self-belief and hard work.

Nazish Khan didn't just build a career; he created a legacy that continues to inspire countless others to redefine their own paths to success.





The Unstoppable resilience

EMAD HAQ - Vice-Chairman - H&S Real Estate



Emad Haq, a man whose relentless determination and unwavering belief in his vision turned challenges into triumphs. His story is a testament to resilience, proving that success is not about the resources you start with, but the courage to persist when setbacks strike. Born into a family that lived and breathed business, Emad Haq was destined for entrepreneurship. His father was a pioneer in

the automobile export industry, establishing the first car Export showroom in Sharjah in 1988. At a time when Sharjah was the economic hub of the UAE. Emad moved to Dubai in 1989, a city still in its infancy but brimming with potential. By 1996, he had permanently relocated, stepping into a landscape where real estate was non-existent, and trade—especially automobiles—dominated the economy.

Their father's foresight laid the foundation for what would become a thriving real estate empire.



The Hagsons Group flourished in the 80s and 90s, fueled by the booming automobile trade between the Middle East and Africa. Yet, with growth came risk, and in 2000, disaster struck. A consignment of 1,300 vehicles-70% of the company's working capital—was stolen by a fraudulent Japanese supplier who sold the cars to a rival and fled. Overnight, Emad faced a financial catastrophe.

But winners don't stay down. With his father's steadfast support, Emad turned adversity into opportunity. Instead of relying on third-party suppliers, he established his own company in Japan, securing the supply chain. He didn't just recover; he expanded, opening showrooms in Africa to directly retail the vehicles. Within 18 months, he had recouped every loss-proof that resilience, not luck, defines success. The Hagsons Group was never one to rest on its laurels. When Dubai opened its doors to freehold property ownership, Emad and his family seized the moment. Investing in Emaar's early projects, they acquired multiple properties in Dubai Marina-back when it was merely a blueprint.

His father's foresight laid the foundation for what would become a thriving real estate empire.

Emad, learning from his father's strategic mindset, plunged into Dubai's real estate boom in 2005. Timing was on his side—the 2007-2008 market surge saw property values doubling overnight. At its peak, he purchased 87 units in a single transaction and bought at every new launch from developers like Nakheel and Emaar, flipping them for massive profits. H&S Real Estate became a force to reckon with.

But success wasn't without missteps. Before stringent regulations on escrow accounts, Emad invested in private developers, losing significant capital when many projects collapsed during the global financial crisis. Yet, his investments with reputable developers like Emaar and Nakheel endured. These firms not only weathered the storm but honored their commitments—some even refunded investors for unfulfilled projects. This integrity cemented Emad's loyalty to them, and today, H&S Real Estate remains one of Emaar and Nakhleels biggest promoters.

The 2008 crash was a brutal test. The automobile business nosedived, and real estate investments wobbled. But Emad's philosophy was simple: never borrow and stay within your means. Unlike many who relied on bank loans, the Haqsons Group operated on cash flow, ensuring survival even in downturns. By 2012, the market rebounded, and Dubai's real estate sector soared once more. The UAE government's proactive policies played a crucial role, stabilizing the economy and restoring investor confidence. Emad's faith in Dubai never wavered—he knew the city would rise again, stronger than before.



Today, H&S Real Estate stands as a global property investment leader, headquartered in Dubai with operations in Japan, Pakistan, Angola, and Uganda. With over 1300 professionals and partnerships with top-tier developers like EMAAR, DAMAC,MAF, Dubai Holidngs and Nakheel, the company embodies Emad's relentless drive. His brothers, Fahad Haq, as CEO H&S and Saad Haq Group CEO plays a pivotal role in steering the organization which is into Automobiles, Heavy Industries, Real Estate Development, Mining, Food Processing, Hospitality and Auto Air-Conditioning to a toward new horizons.

Emad's work ethic is legendary—his passion borders on obsession. For years, his dedication came at the cost of family time. But the pandemic, a crisis for many, became a blessing for him. It forced a slowdown, allowing him to reconnect with his loved ones.

Today, he strikes a delicate balance, reserving weekends exclusively for family-proof that even the most driven leaders must cherish what truly matters.





"Life is all about ups and downs, A flat line would mean we're buried six feet under."

Emad's story is intertwined with Dubai's meteoric rise. He witnessed the city transform from a trading outpost to a global powerhouse. His admiration for the UAE's leadership is profound—their vision created a safe, prosperous haven for dreamers worldwide.

"Life is all about ups and downs," Emad says. "A flat line would mean we're buried six feet under." His journey mirrors Dubai's—resilient, ambitious, and unstoppable. Through fraud,

financial crashes, and personal sacrifices, he emerged stronger each time.

Emad Haq's life is a masterclass in grit. It teaches us:

- 1. Adversity is opportunity in disguise -Losing 70% of his capital didn't break him; it pushed him to build his own supply chain.
- *Vision trumps luck Investing in Dubai's* early real estate boom wasn't chance; it was foresight.

- Resilience is non-negotiable Surviving crises requires adaptability and patience.
- Family and integrity matter Success means nothing without loved ones to share it with.

In a world obsessed with overnight success, Emad's story is a reminder: True victory isn't about never falling—it's about rising every time you do. And for those who fight with everything they've got, success isn't just possible—it's inevitable.

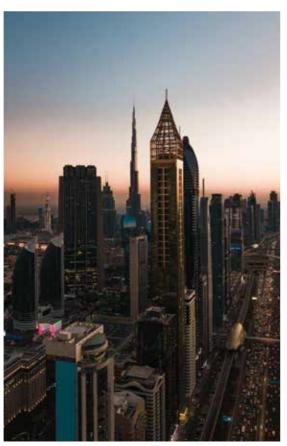




Creating valuable return of portfolio management

ASHA SHARMA - CEO & Founder - Haven Bespoke

"Chase success, and money will follow. But never forget—your roots, your values, and the people who lift you up."



Asha Sharma is a name synonymous with excellence in Dubai's insurance, wealth management, and real estate sectors. A dynamic influencer, trusted advisor, and philanthropist, her journey is a testament to resilience, discipline, and an unwavering commitment to growth.

Born into an army family in Dharamsala, Himachal Pradesh, Asha's life has been shaped by regimental discipline, adaptability, and a deep-rooted passion for serving others.

"If I take on a task, I need it to succeed."



Growing up in a military household, Asha imbibed values of punctuality, perseverance, and structure. Her father's frequent transfers exposed her to diverse cultures across India, while boarding schools instilled independence. She recalls smuggling food into school with friends—a playful rebellion in an otherwise disciplined upbringing.

Dharamsala's spiritual aura, with its monasteries and the presence of the Dalai Lama, left an indelible mark on her. The tranquility and mindfulness of the region contrasted with her structured routine, fostering a balance between rigor and introspection.

In 2004, Asha moved to Dubai, where a serendipitous interview at one of the prominent International insurance co., changed her trajectory. Impressed by the company's sophistication, she embraced financial advisory, a field then dominated by men. Undeterred by gender biases, she leveraged her discipline and client-centric approach to carve a niche.

Her philosophy was simple: Listen more, speak less. By prioritizing clients' needs over profits, she built trust—a principle that propelled her success. Over time, she expanded into real estate, founding her own firm while retaining her passion for wealth management.

Asha's leadership style blends mentorship with accountability. She describes herself as a leader, not a boss—guiding her young team with the same rigor she applies to herself. Her days begin at 6:30 AM, regardless of late nights, a habit ingrained since childhood.

Her biggest strength? Passion. Whether advising high-net-worth clients or grooming newcomers, she invests 200% effort. This fervor, however, comes with a vulnerability: anxiety.

She laughs, "If I take on a task, I need it to succeed." Yet, this drive ensures 99% of her endeavors bear fruit.

From the Himalayas to Dubai's skyscrapers, her journey reflects the power of discipline.



Married to entrepreneur Dheeraj Mehta, Asha credits her family's support for her achievements. "There's no perfect balance," she admits. Traveling for work often means missing moments with her 15-year-old daughter, but she believes sacrifices are inevitable for success.

Her hobbies-reading, horse riding, and solo travel-serve as escapes. A self-proclaimed "spa enthusiast," she emphasizes me-time to recharge.

With 20 years in Dubai, Asha views the city as home. She marvels at its transformation from a "desert to a global marvel," crediting Sheikh Mohammed's visionary leadership. The ease of business, cultural inclusivity, and world-class infrastructure, she argues, make Dubai unparalleled.

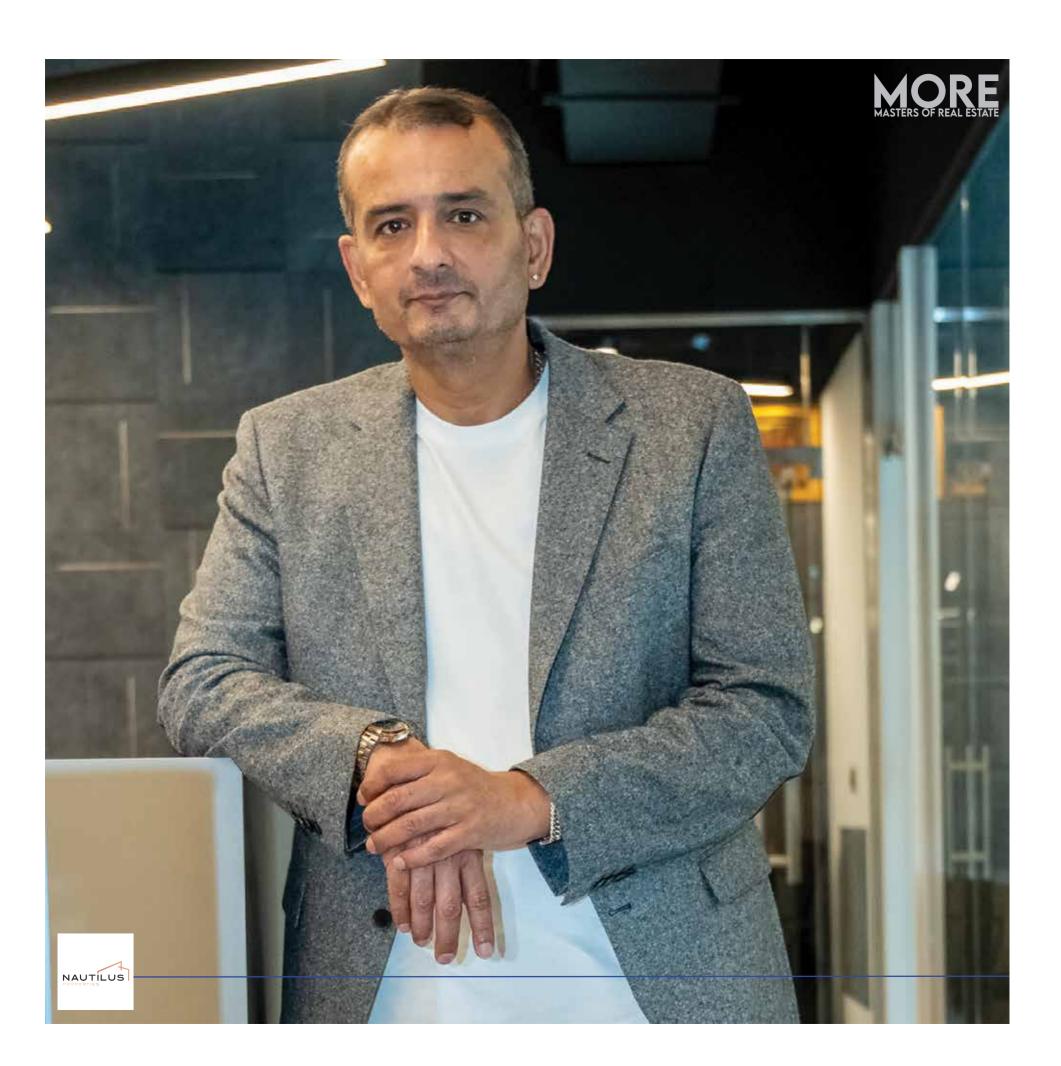
Post-pandemic, she notes a shift: expats now seek homes, not just investments. This evolution, she believes, cements Dubai's future as a hub for long-term settlers.

Asha's mantra for success:

- 1. Discipline over motivation Consistency trumps fleeting inspiration.
- 2. Serve first Client needs precede profits.
- 3. Never stop learning From horse riding to finance, growth is perpetual.

For women in male-dominated fields, her message is clear: Prove yourself through knowledge, not noise. Asha Sharma's story is one of grit, grace, and gratitude. From the Himalayas to Dubai's skyscrapers, her journey reflects the power of discipline, the courage to break barriers, and the wisdom to prioritize people. she plans challenge-learning to fly-one thing is certain: her wings were never meant to be clipped.







Reading the pulse of the Market

RANJEET DEEPAK CHAVAN - CEO - Nautilus Properties





Born into a humble family of Nasik, Maharashtra, Ranjeet Deepak Chavan's journey is one of ambition, resilience, and an unwavering drive for success. His father, a civil engineer in the agricultural department, and his mother, a gynecologist, instilled in him the values of hard work and dedication. However, it was Dubai that became the stage for his meteoric rise in the world of real estate.

At just 17 years, Ranjeet arrived in Dubai with little understanding of what the future held for him. He started working in a business owned by his father's close friend, one of the biggest real estate company that specialized in the non-freehold sector. Unbeknownst to him, this would be the foundation of a thriving career in one of the world's most dynamic property markets.



Being the youngest in the organization and part of a close-knit professional circle, Ranjeet was often used as a substitute for employees on leave. He rotated through multiple departments, gaining a rare 360-degree perspective on the real estate industry. While some may have found this role frustrating, Ranjeet saw it as an invaluable learning experience.

His adaptability, curiosity, and go-getter attitude eventually earned him a permanent position in the sales department. Here, he quickly outperformed many of his seasoned colleagues, demonstrating an innate talent for identifying opportunities and closing deals. This tenure at Real Estate industry laid a strong foundation, equipping him with industry insights and practical expertise that would prove instrumental in his future endeavors.

At just 22, Ranjeet was offered a position at another real estate firm—this time with a salary substantially higher, than what he was making earlier. This marked the beginning of a rapid ascent in his career. He proceeded to work for large corporations, overseeing critical projects while managing real estate departments.

One of his most notable achievements came in

2001-2002 when Dubai's real estate market was transitioning into freehold ownership. Recognizing an opportunity, Ranjeet took charge of a service center and, within just eight months, transformed it into a profit-generating powerhouse. His ability to optimize operations, reduce costs, and drive revenue growth solidified his reputation as a strategic leader in the industry.

Despite his success in corporate roles, Ranjeet knew he was destined for more. Having mastered various facets of the real estate business, he decided it was time to carve out his own path.

In 2006-2007, Ranjeet took a bold step and established his own venture. Armed with years of hands-on experience and an unmatched understanding of Dubai's real estate landscape, he built a company that would redefine luxury living.

Currently, one of the key factors behind Nautilus Properties' success is Ranjeet's deep involvement in every aspect of the business. His hands-on approach ensures that all colleagues are aligned at all times-he understands the industry inside out, from market analysis and client relations to construction and sales.

His mantra in business has always been simple: take a decision and move with it. This unwavering commitment to execution has propelled Nautilus Properties to new heights, turning it into a name synonymous with opulence, innovation, and excellence.

Ranjeet is not just in the business of selling properties—he is in business transformation. Where others see aging structures and overlooked spaces, he sees potential. His ability to breathe new life into undervalued properties has set him apart as a visionary in Dubai's luxury real estate sector.

By anticipating market trends and leveraging

innovative strategies, Nautilus Properties has consistently stayed ahead of the competition. Every project is a blend of aesthetics, functionality, and cutting-edge technology. From ultra-luxurious waterfront residences to high-end penthouses, Ranjeet ensures that each development reflects the highest standards of quality and craftsmanship.

His expertise in data analysis and market research further strengthens his edge in the industry. He firmly believes that numbers tell a story, and his ability to interpret market data allows him to make informed, strategic decisions that maximize profitability while ensuring long-term value for his clients.

"My mantra in business has always been simple: take a decision and move with it"





He believes in educating his clients, helping them understand the nuances of the market, and guiding them toward the best investment choices.

One of the hallmarks of Ranjeet's leadership is his commitment to transparency. In an industry often criticized for its opacity, Nautilus Properties stands out as a company that prioritizes customer trust. Every transaction is handled with integrity, ensuring that clients are equipped with all the necessary information to make informed investment decisions.

His approach to client relationships goes beyond just selling properties. He believes in educating his clients, helping them understand the nuances of the market, and guiding them toward the best investment choices. This trust-based model has resulted in a high percentage of repeat customers, many of whom rely on Nautilus Properties for multiple investments.

To further enhance customer experience, Ranjeet has embraced digital transformation. Through virtual property tours, AI-driven insights, market and blockchain-based transactions, he has streamlined the real estate buying process, making it more efficient and secure.

While real estate remains his primary passion, Ranjeet's influence extends into multiple industries. He plays a key role in Nautilus Home, the trading division of Nautilus, and serves as an advisory board member for Proventus Education, where he contributes to shaping the future of learning.

In addition, his leadership at restaurant chain has been instrumental in managing "The Monk" chain, a venture that reflects his versatility as an entrepreneur. His ability to apply his business acumen across different sectors highlights his adaptability and strategic mindset.

Not to miss, he is also a passionate cricket lover - he owns a club and mentors many upcoming talents - he makes sure the time is utilized equally from a business and health point of view. It also aids in defining your objectives.





Looking ahead, Ranjeet's vision clear-expand Nautilus Properties into new markets while continuing to redefine luxury living. With an eye on global real estate trends, he is actively exploring opportunities in international markets, aiming to bring the Nautilus brand to the world's most prestigious locations.

His relentless pursuit of innovation, commitment to excellence, and dedication to transparency ensure that Nautilus Properties remains a dominant force in the industry. But beyond the numbers and the success stories, Ranjeet's greatest achievement lies in the trust he has built with his clients and the impact he has made on Dubai's real estate landscape.

Ranjeet is not just shaping the future of luxury real estate—he is revolutionizing it. His journey from a young immigrant filling temporary roles to a leading entrepreneur in

one of the world's most competitive real estate markets is a testament to his vision, resilience, unyielding determination to create something extraordinary.

He believes that family is the key to any person's success. The support, which comes through family bonding and commitment, always reflects on your work life. Ranjeet 's son helps him in business. A next-gen in-the-making.









The Making of a Disruptor

NITIN BHARGAVA - Chief Executive Officer - NHD Real Estate





"More to look upon, more we can achieve"

Nitin Bhargava's story is not just a journey—it's a masterclass in turning vision into reality. Born in Kanpur, Uttar Pradesh, he was raised in an unconventional Indian household where entrepreneurship wasn't just encouraged—it was a way of life. While

most parents emphasized stability, Nitin's instilled in him the courage to think like a builder, not just a follower. Leadership, integrity, and self-reliance weren't just values; they were the foundation of his character.







Armed with an MBA from IIFT Delhi, one of India's premier business schools, Nitin arrived in Dubai with a singular mission: to carve his own path. The odds were stacked against him-no money, no connections, and a city whose relentless heat mirrored the challenges ahead. But adversity was his fuel. While others saw barriers, Nitin saw opportunities.

Nitin's first weapon? The art of selling. Where many fear rejection, he thrived on it. Door-to-door pitches, relentless networking, and an unwavering belief in his abilities landed him roles with real estate giants Emaar and Damac. Here, he didn't just work-he dominated, mastering the nuances of Dubai's luxury market and earning accolades for his client-first approach.

Yet, corporate success wasn't enough. The entrepreneurial fire his parents had ignited years ago burned brighter than ever. "If I can excel for others, why not for myself?" That question became the catalyst for NHD Real Estate (New Homes Dubai), a venture born from partnership, ambition, and a refusal to settle for mediocrity.

NHD isn't just another real estate firm—it's a curator of dreams. Specializing in ultra-luxury villas, golf estates, and high-end townhouses, the company redefines what it means to invest in Dubai. Unlike traditional agencies, NHD offers a 360-degree luxury experience:

- Property Acquisition Tailored Sourcing only the most exclusive addresses.
- White-Glove Concierge From mortgages to interior design, every detail is handled.
- ROI-Driven Investments A portfolio designed for wealth preservation and growth. For Nitin, luxury isn't about extravagance—it's about trust, precision, and delivering beyond expectations.

"My team is my strength, it's my duty to support my strength"



Behind every visionary is a guiding force. For Nitin, that pillar is Mr. Karim Al Sayad, a mentor he credits as his lifelong compass. "He didn't just teach me business-he taught me how to lead with integrity,"Nitin reflects. Three principles define their ethos:

- 1. Integrity is Non-Negotiable No deal is worth compromising your values.
- 2. Honesty Builds Legacy Transparency isn't a strategy; it's the only way.
- 3. Courage Over Comfort True leaders speak truth, even when it's unpopular.

These tenets have propelled Nitin's 20+ year career, earning him the loyalty of investors, the respect of peers, and a reputation as a trusted architect of Dubai's skyline.

Nitin's expertise isn't just anecdotal-it's backed by an acute understanding of Dubai's explosive growth:

1. Golden Visa Revolution – Wealthy investors aren't just buying homes; they're securing footholds generational in tax-free, business-friendly hub.

- 2. Luxury as an Asset Class Dubai's prime properties consistently outperform global markets, making wealth them smart multipliers.
- 3. A Global Playground The city attracts royalty, CEOs, and innovators—all seeking the pinnacle of opulence and opportunity.

Under Nitin's leadership, NHD doesn't just sell real estate-it crafts legacies for the world's elite.

Nitin's brilliance isn't confined to boardrooms. He embodies the rare balance of ambition and humility, professional excellence and personal devotion.

- A Progressive Family Man While building empires in Dubai, he champions his wife's career in India and supports his son, an aspiring national-level badminton player. His life is a testament to the belief that success isn't singular—it's shared.
- A Leader Who Builds Leaders At NHD, employees aren't staff; they're

visionaries-in-the-making. Nitin fosters a culture where every team member is empowered to lead, innovate, and grow. "A leader is only as strong as their team—and at NHD, there are no weak links."

• The NHD Family – What sets NHD apart isn't just its portfolio-it's the culture of camaraderie. People don't work here for a paycheck; they stay because they believe in the mission. Nitin Bhargava's journey-from a determined young dreamer to a luminary of luxury real estate—is a playbook for aspiring disruptors.

His message is clear:

"Dream big, but ground those dreams in grit. Surround yourself with people who lift you higher. And above all-never let success compromise your soul."

Today, as NHD Real Estate redefines Dubai's luxury landscape, Nitin remains laser-focused on one mission: To turn visionary aspirations tangible, addressable realities—one into masterpiece property at a time.



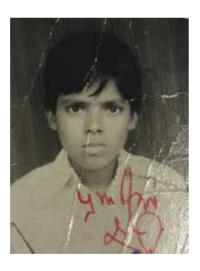




The Unstoppable Journey

NIZAMUDDIN SIDDIQUI - Founder & CEO - Revibe X Ventures

Redefined success through passion, perseverance, and vision





Some stories inspire, some teach, and some shake you to your core. But rarely do you encounter a story that does it all—uplifting, enlightening, and intellectually stimulating. This is the story of Nizamuddin Siddiqui, a man who didn't set out to be first but became a pioneer by following his passion,

embracing challenges, and daring to dream big. His journey is a masterful blend of academics, struggle, faith, integrity, spirituality, business acumen, and philanthropy—a true testament to what it means to leave an indelible mark on the world.

He dedicates time daily to learning, ensuring he stays ahead in an ever-evolving business landscape.

The story begins in Firozabad, a small city near Agra, India, famous for its vibrant glass bangles. Just like these bangles, Nizam's life reflects a kaleidoscope of colors-struggles, triumphs, and an unvielding spirit. Born into a modest family of three brothers and five sisters, Nizam grew up in an environment filled with love but limited resources. His father, a glass bangle manufacturer, and his mother, the silent pillar of strength, instilled in him the values of dreaming big, staying calm, and working with unwavering faith.

From a young age, Nizam was deeply influenced by his father's entrepreneurial spirit. When his father's business failed in 1982, it was Nizam's own bangle business, which he started at the age of 12 with just Rs. 5,000 given by his father, that supported the family. Balancing school, financial pressure, and business responsibilities, he laid the foundation for what would become an extraordinary journey.

Education was paramount in Nizam's middle-class family, and he excelled in both

academics and business. After completing his schooling, he moved to Azamgarh to pursue undergraduate studies at Shibli National College in 1986. But his hunger for business never waned. He strategically chose a university that allowed him to continue building his bangle distribution center while pursuing his degree. Nizam's relentless drive and passion made him a top performer in both arenas—academics and business.

Faced with the choice of pursuing an MBA or Chartered Accountancy (CA), Nizam chose the latter, a path known for its grueling challenges. In the 1990s, CA was considered one of the toughest exams in India, with very few clearing it on their first attempt. While many doubted his ability, his father stood firmly by his side, becoming his greatest source of strength. Nizam's unwavering belief in himself and his father's support propelled him to clear the CA exam in one attempt—a feat that set the tone for his future successes.

Following in their father's successful footsteps, both daughters chose to pursue Chartered Accountancy and are currently preparing for their final exams. They have completed their articleship in Dubai, at a globally recognized firm ranked among the top 10 in the world.

Nizam has always believed that learning is a lifelong pursuit and made it a core part of his routine. Even while working demanding jobs, he pursued his Master's degree and CMA certification and had completed the second level of CFA before the 2008 financial crisis halted his progress. He dedicates time daily to learning, ensuring he stays ahead in an ever-evolving business landscape.









Nizam's journey took a pivotal turn when he moved to Mumbai in search of better opportunities. While he initially worked as a Chartered Accountant, his heart was always set on business. A turning point came when he was recommended for an interview with His Highness Sheikh Khaled Bin Zayed Al Nahyan, the Chairman of Bin Zayed Group (BZG), a meeting that would change the course of his life.

On August 22, 1994, Nizam arrived in Dubai to work with the Bin Zayed Group. Dubai's real estate market was in its infancy, but Nizam saw immense potential in it. He was not merely a participant—he was a catalyst for change,

playing a key role in shaping the landscape of Dubai's real estate industry.

Over the next three decades, Nizam played a pivotal role in the company, navigating multiple economic crises, including the global recession of 2008, where he led negotiations with banks, financial restructuring, and operational stabilization to keep the company moving forward. Despite the challenges, he remained committed to BZG, rejecting multiple lucrative offers during this period—an experience that taught him the true essence of leadership.

Nizam's vision and innovative approach set him apart in the competitive world of real

estate. He wasn't just a businessman; he was a leader who saw opportunities where others saw challenges. Under the leadership of the Chairman, BZG became a symbol of excellence and trust.

Nizam played a pivotal role in delivering some of Dubai's most notable real estate projects, such as Oasis Residence, Oasis Court, Oasis Tower, Silicon Oasis, Angsana Suites Tower, and Angsana Hotel Tower (originally known as Damas Towers during construction). These landmark developments along Sheikh Zayed Road stand as testaments to the company's innovative approach and commitment to architectural excellence.

Beyond business, Nizam is a firm believer in holistic well-being.



Beyond business, Nizam is a firm believer in holistic well-being. A fitness enthusiast, he continues to run 10 km regularly, maintains a structured gym routine, and follows naturopathy principles to stay healthy. After deteriorating health due to stress during the 2008 crisis, he found balance through diet,

exercise, and spiritual connection with the Almighty. A pivotal moment came in 2010 when the Chairman encouraged him to run 10 km, igniting his passion for fitness.

His success, however, was not just about business acumen. It was about integrity, faith,

and a commitment to giving back. Throughout his career, he maintained his values, earning the respect and admiration of those around him.

He was not just an executive; he was a mentor, a guide, and a pillar of support for his colleagues and partners.

After three decades of leadership at BZG, Nizam made the bold decision to embark on a new journey. This was not a mere career shift a transition into a long-awaited challenge-one that combined his passion for business with his vision for societal impact. He set his sights on new industries, including sustainable energy, AI-driven healthcare solutions, and financial investments, where he could leverage his experience to create transformative change.

One of his most significant endeavors is leading initiatives in technical and moral value

creation for underprivileged communities. His long-term vision is to empower the masses through education, mentorship, and economic opportunities. Reflecting on his journey, Nizam acknowledges that while he may have made mistakes, he holds no regrets. His life philosophy is simple:

"Chase your dreams and do not wait for the ideal conditions to start. The world will never be a perfect place; you have to play with the cards you've been given. Don't complain, don't whine—just move forward."

True success, he believes, is not measured by wealth alone, but by the impact one leaves on humanity. Money is a necessity, but the true legacy lies in being a good human being—one who lifts others up and creates lasting value in the world.

Nizam Siddiqui's journey is a testament to resilience, vision, and the relentless pursuit of purpose.

His story is a call to action—proof that success is not about where you start, but how fearlessly you move forward.









Humble beginning to triumphant drive

ALOK BHARGAVA - Partner - Driven Properties

"I survived by never saying no to any opportunity,"



Born in the vibrant Pink City of Jaipur, India, Alok Bhargava grew up in a family steeped in cultural richness but tested by financial adversity. His parents, once prosperous, faced significant losses that reshaped their lives. Witnessing their relentless hard work and determination left an indelible mark on young Alok, instilling in him the values of perseverance, integrity, and humility.

After completing his degree in Arts from the

University of Rajasthan, India, Alok entered the workforce early, taking on roles as a Sales Representative at Reckitt Benckiser and later as Medical Representative at Ochoa Laboratories. These experiences honed his sales acumen and work ethic, but his ambitions stretched beyond India's borders. In 2003, driven by a dream to build a better future, he took a leap of faith and moved to Dubai—a city that would become the canvas for his success.



"True leadership creates more leaders,"

Arriving in the UAE with no contacts or safety net, Alok's early days were marked by grit and adaptability. He began his real estate career at the ground level, facing the grueling realities of cold calls, long walks to property viewings (without a driver's license), and months between closings. Yet, he thrived on the market's dynamism, seeing potential where others saw volatility.

His perseverance paid off. From small rental deals, he graduated to high-value transactions, navigating two recessions and the COVID-19 pandemic by diversifying his expertise-rentals, off-plan sales, commercial properties, and property management. "I survived by never saying no to any opportunity," he recalls. Today, his client portfolio includes loyal investors who've trusted him for over 15 years, a testament to his integrity and long-term vision.

A pivotal moment in Alok's career was joining Driven Properties under the mentorship of its visionary CEO, Abdullah Alajaji. "His belief in me was transformative," Alok reflects.

Alajaji's leadership—rooted in empowerment and innovation—aligned with Alok's philosophy of leading by example. Rising to Partner, Alok now embodies the same traits: fostering talent, embracing technology, and driving global expansion (including ventures in Saudi Arabia, Spain, and China).





With two decades in Dubai's real estate market, Alok identifies key trends shaping its future:

- 1. Global Magnetism: Tax-free policies, safety, and world-class infrastructure attract investors fleeing geopolitical instability.
- 2. Supply-Demand Imbalance: Dubai's 2040 Urban Master Plan fuels demand amid limited inventory, particularly in luxury segments.
- 3. Proptech Revolution: AI and digital tools streamline transactions, enhancing transparency and client experiences.

His strategies? Data-driven agility, diversified portfolios, and deep investor relationships. "Dubai rewards those who adapt," he says. Beyond boardrooms, Alok is a devoted husband to Arti (an HR specialist) and father to two sons, ages 16 and 8. He guards family time fiercely, adhering to disciplined work hours. "Success means nothing without them," he admits. His legacy aspirations are twofold: scaling Driven Properties into a global powerhouse and mentoring the next generation of realtors. "True leadership creates more leaders," he asserts.

To newcomers, Alok emphasizes:

• Resilience: "The market will test you; endure and learn."

- Ethics: "Trust outlasts transactions."
- Adaptability: "Embrace AI, but never replace the human touch."

Alok Bhargava's story is more than a rags-to-riches tale—it's a blueprint for thriving in uncertainty.

From historic city of Jaipur to Dubai's glittering skyline, his journey mirrors the UAE's own meteoric rise. And as the emirate cements its status as a Tier-1 global city, Alok remains at the forefront, not just selling properties, but shaping futures—one trusted relationship at a time.







A Testament to Hard Work, Resilience and Vision

FAROOQ SYED - CEO - Springfield Properties



"The harder you work, the luckier you get."

Farooq Syed embodies this philosophy in every sense. His journey from a young boy in Dubai to a trailblazing entrepreneur is a story of relentless determination, unwavering discipline, and an unshakable belief in the power of hard work.

Faroog's life is a testament to the idea that success is not a matter of chance but the result of consistent effort, resilience, and a clear vision. His story is not just about achieving personal success but about inspiring others to believe that they, too, can turn their dreams into reality.





Born in Libya into a family of four children, Farooq moved to Dubai at just six months old, growing up in an environment deeply rooted in entrepreneurship. As the eldest of three sons, he was naturally drawn to his family's business-oriented mindset.

His parents were not just his role models but his first mentors in the world of business. They managed a thriving car rental business and multiple restaurants. His father, being a seasoned real estate investor from the early years of Dubai's real estate, started his first investment in the year 2000. They then established their own real estate brokerage firm in 2008. The family was a close-knit unit, and business was a collective effort—everyone

contributed, everyone learned, and everyone grew together.

From a young age, Farooq was exposed to the intricacies of running a business. Whether it was helping his parents with car rental checklists or assisting in real estate dealings, he absorbed every lesson like a sponge.

But what set him apart was his ability to balance his entrepreneurial instincts with academic excellence. In high school, he achieved an impressive 9 A* grades, a reflection of his discipline and commitment to education. This love for learning led him to pursue a bachelor's degree in business from the American University of Sharjah, followed by a master's in business studies from University of Michigan, one of the world's most prestigious institutions.

Farooq's work ethic was evident from the age of 14. While most teenagers were focused on school and social life, he was already gaining hands-on experience in the family businesses. He worked tirelessly at his parent's car rental company, ensuring every vehicle was in perfect condition, and stood behind the desk at their restaurants, making sure every customer felt valued.

When his father ventured into real estate, Farooq was right there by his side, learning the ropes of the industry.

His determination to succeed was unwavering. During his high school summer vacations in 2006, he interned at a real estate brokerage firm, followed by a year-long stint at another real estate company. These experiences were pivotal in shaping his understanding of the market.

By the time he entered university, Farooq was not just a student; he was a young professional with a clear vision of his future.

In 2007-2008, Dubai's real estate market was booming, and Farooq seized the opportunity to put his knowledge to work. Springfield Properties, a company founded by his father, became the platform for Farooq's ambitions. At just 17 years old, he was already selling properties and making a name for himself in the industry. The thrill of closing deals and the financial rewards that came with it solidified his passion for real estate.

However, life is never a straight path. After completing his bachelor's degree, Farooq's father encouraged him to explore the corporate world outside the family business. Despite attending 10 over interviews multinational companies, Farooq didn't secure a job. At the time, it felt like a setback, but in hindsight, it was a blessing in disguise. This twist of fate led him back to Springfield Properties, where he would eventually carve out his legacy.

The journey of Springfield Properties has been anything but smooth. The global financial crisis of 2010 hit the real estate market hard, and the company's partners decided to shut it down. But Farooq and his father refused to give up. In 2012, after completing his MBA from the University of Michigan, Farooq returned to Dubai with a renewed sense of purpose. Together, they revived Springfield Properties, determined to rebuild it from the ground up.

"Success is across the corner - don't lose hope"











Over the past 12 years, Farooq has transformed Springfield into one of the most successful real estate brokerage firms in the UAE. Under his leadership, the company has consistently broken sales records, earning accolades and recognition from industry giants like Emaar. In 2024, Springfield was ranked among the top agencies in Emaar-a remarkable feat for an independent brokerage firm. Post-COVID, the company's growth has been exponential, with 2024 sales closing at AED 2.5 billion and 2025 projections far surpassing that figure.

Farooq Syed is not just a successful

entrepreneur; he is a visionary leader who believes in the power of his team. With over 180 employees, Springfield Properties thrives on a culture of excellence, collaboration, and continuous learning.

Farooq understands that a company is only as strong as its people, and he invests heavily in training, providing the right environment, and equipping his team with the tools they need to succeed.

His mantra, "Knowledge is power," is deeply ingrained in the company's ethos. By fostering a culture of innovation and empowerment, Farooq has created a team that stands out in a highly competitive market. His leadership style is a blend of humility and ambition, inspiring his employees to push their limits and achieve their best.

No success story is complete without overcoming adversity, and Springfield Properties faced its toughest challenge during the COVID-19 pandemic. For 6-8 months in 2020, the real estate market came to a standstill. Bills had to be paid, and employees had to be taken care of, even as uncertainty loomed over the future of the market. But Farooq's leadership shone through during this crisis. He ensured that every employee was supported, demonstrating his commitment to his team and his belief in the resilience of Dubai's real estate market. Dubai, a city known for its ability to bounce back, lived up to its reputation. Farooq, a true "Dubai kid," remained optimistic, and his faith in the city's resilience paid off.

Post-pandemic, Springfield Properties not only recovered but achieved unprecedented growth, closing 2024 with AED 2.5 billion in sales and setting even higher targets for 2025.



"Life is not about waiting for the storm to pass; it's about learning to dance in the rain."

Today, Springfield Properties is a name synonymous with trust, integrity, and excellence in the UAE real estate market. The company represents all major developers in the region and has earned a reputation as a top-performing brokerage firm. But for Farooq, this is just the beginning. His vision extends beyond numbers and accolades; he aims to build a legacy that inspires future generations of entrepreneurs.

Farooq's journey is a powerful reminder that success is not a matter of luck but the result of relentless hard work, resilience, and an unshakable belief in one's dreams.

His story is a beacon of hope for anyone striving to achieve greatness, proving that with discipline, determination, and the right mindset, the sky is the limit.

As Farooq often says, "Life is not about waiting for the storm to pass; it's about learning to dance in the rain." And in his case, he's not just dancing-he's leading the way for others to follow.

Farooq's jouney is a testament to the power of perseverance, the importance of family, and the boundless potential of a dream pursued with passion and purpose.









ANAX Developments, a subsidiary of ANAX Holding, creates spaces designed for a life well-lived, focusing on elevating the lifestyle of its residents and giving them a reason to LIVE LARGE.



The philosophy of

LIVE LARGE

LIVING TO CREATE IMPACT

Be part of a community that values purpose and positive change.

LIVING HOLISTICALLY

Embrace a balanced lifestyle through sustainable design and thoughtful spaces.

LIVING A FULL LIFE

Enjoy every moment with amenities that enrich your everyday experiences.







ANAX Developments creates communities designed for today's diverse lifestyles, offering everything from waterfront views to vibrant city living and peaceful green spaces—each thoughtfully connected to the heart of the city.

• BUSINESS BAY • DUBAI ISLANDS • MEYDAN • AL FURJAN • AL WARSAN

800 ANAX 2629







On May 6, 2025, a significant milestone was achieved in Dubai's ever-evolvingskyline. Our Chairman, Tauseef Khan, alongside ČEO Azaan Khan and President Eifaad Khan, proudly officiated the groundbreakingceremony for Terra Tower, a premier residential project by Dugasta Properties.

Set in Dubai land, the heart of the bustling metropolis of Dubai, is Terra Tower by Dugasta Properties. Rising majestically above the city. skuline. Terra Tower is a testament to modern architectural brilliance. This premium residential tower offers an unparalleled collection of studio, 1, 2 and 3 bedroom homes, each meticulously crafted to embody the essence of luxury and sophistication.

With its futuristic and aesthetic design, Terra Tower redefines the concept of urban living. The interiors are thoughtfully curated, combining functional layouts with lavish finishes. Enjoy breathtaking views of the city from the private balcony while basking in the serene ambience of a family-friendly community. Inspired by the color of the Earth, Terra Tower is strategically located near major highways and renowned landmarks, offering the perfect blend of convenience and tranquility.









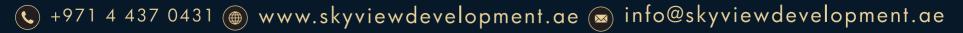






OUR ROADSHOWS





1108 & 1109, Clover Bay Tower, Business Bay, PO Box: 46997, Dubai, UAE





المراد المال ا

متعة فاخرة. تصميم فريد. وجهة ساحرة. Destination. Design. Delight.

LACASA LIVING



Rainbow County – Where Luxury Meets Smart Living

Luxury. Location. Lifestyle



- Prime Location
- Lush LandscapesModern Amenities
- Clubhouse, Swimming Pool, and More
- High Investment Returns
- Spacious 2, 3, & 4
 BHK Apartments

Your Dream Home Awaits.

Call +91 88778-84475 today for a private viewing!











تقديم التميز على مدى عقدين من الزمن **Delivering**

Decades

Excellence Over 2

خطط لمدة



3 YEARS POST HANDOVER

PAYMENT PLAN



& 800 888 8888



www.gfsdevelopments.ae



info@gfsdevelopments.ae



Water 1888 Shark

YOUR GATEWAY TO GLOBAL WEALTH, ASSET PROTECTION, & TAX EFFICIENCY

Empower your legacy with international structuring, bespoke advisory, and asset protection.

We offer it all—tax, legal, family office, and business setup under one roof.

What We Offer

- Expert Tax Advisory tailored to multiple jurisdictions
- Legal and Corporate Structuring for sustainable growth
 - Auditing Services for transparency and compliance
 - Family Office, Foundation & Trust Structuring
- Corporate Holding Company Setup across all jurisdictions
 - Global Presence, local expertise











THREE DECADES OF EXCELLENCE. ONE VISION.

Footprint has shaped skylines, built trust, and redefined what real estate means in the UAE. We make legacies.



THIS IS FOOTPRINT





FROM VISION TO VALUE LEADING THE FUTURE OF REAL ESTATE



RANJEET CHAVAN

FOUNDER & CEO, NAUTILUS PROPERTIES







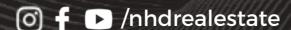
Invest Smart. Live Better.

From luxury investments to futuristic property solutions, we bring expertise, innovation, and trust to every deal.



Scan to Explore

Connect 1/8









Brought to you by









WELLINGTON MEWS AL MARJAN ISLAND

AN URBAN SANCTUARY OF

HERITAGE & LUXURY

BNW DEVELOPMENTS بي ان دبليو للتطوير العقاري

ambrosia a saar bnw development