VOLUME 20 | ISSUE 01 | SEPTEMBER 2023

rprealtyplus.com

# ₹150

THE VOICE OF REAL ESTATE

### INNOVATION & VALUE CREATION **FOR GROWTH**

**INDER T. JAISINGHANI** CHAIRMAN AND MANAGING DIRECTOR POLYCAB INDIA LTD.

### **IN FOCUS**

**NEWS** 

12

### **PERSPECTIVE**

**INNOVATION & VALUE CREATION FOR GROWTH** 

16

### **INFRASTRUCTURE**

INDIA'S LONGEST SEA BRIDGE NEARS **COMPLETION** 

34

### A&Q

**HELPING MANAGE & GROW REALTY BUSINESS** 

**50** 



METROPOLITAN COMMISSIONER, MMRDA





### ENTTS

SEPTEMBER 2023





### **REGION FOCUS**

**REGION FOCUS - HYDERABAD** 

40

### **INDUSTRY REPORT**

HOW TO DO IT RIGHT: THE PROBLEM OF STALLED PROJECTS

**52** 

### **BRAND SYNC**

PROPTECH ENTERPRENEURS SHAPING FUTURE OF REALTY

**62** 



## COLUIS Of this Festive Season

THERE IS NO DOUBT, COLOUR PLAYS A SIGNIFICANT ROLE IN CREATING MOODS AND FESTIVE SEASON IN INDIA IS ALL ABOUT WELCOMING WARMTH AND POSITIVE ENERGY. WHAT ARE THE COLOUR TRENDS POPULAR THIS FESTIVE SEASON, LET'S ASK THE EXPERTS.



estivals are all about excitement and sharing the moments of joy within our homes. Embedded within the context, colours are the silent storytellers of spaces that play a pivotal role in setting the mood, evoking emotions, and creating experiences. Architects and designers shares their views on the colour trends this season offering fresh perspectives and glimpses into the colour schemes that will adorn our homes during this festive season.

As **Ar. Ruby Goswamy, Partner** and Principal Architect of Design Square Architects states, "Wall colours encompass a vibrant and eclectic palette that celebrates the festive spirit while incorporating modern sensibilities. To begin with, deep and luxurious tones like emerald green and sapphire blues are today's popular choices. These colours evoke a sense of renewal and hope while offering a calming, refreshing, and festive atmosphere. Furthermore, pastel tones like blush pink, lavender, lilacs, and pale mint can be used on walls as they invite delicacy and refinement to festive spaces. These colours work well for a more contemporary and subdued aesthetic. Moreover, rustic and earthy tones like browns, oranges, and muted mustards can be incorporated to create a harmonious and grounded atmosphere. They can be used as a complement to the natural elements or eye-catching elements that add a touch of sophistication."

Meera Pyarelal, Founder and Interior Designer of Temple Town, adds, "The current wall color trends



While personal preferences vary, from a design perspective, there's an appreciation for the timeless appeal of monochrome. The classic interplay of black and white exudes an air of enduring sophistication. It provides a versatile backdrop, allowing other design elements to shine with clarity.

> Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade

making waves this year are serene neutrals infused with subtle pops of vivid hues. The interplay between calming earth tones and bold accents, accentuate a harmonious blend of tranquillity and exuberance. The understated luxury by incorporating metallic and iridescent finishes, enhances the overall ambiance and emphasizes the celebratory spirit of joyful occasions."

Ajay Arya, Founder and Interior Designer, A Square Designs says, "This year, we've observed that warm and earthy tones are dominating wall colour trends. The inviting embrace of terracotta, muted greens and greys, and the understated charm of soft neutrals are quite popular. These colours bring a sense of cosiness and connection to nature into interior spaces. To add vibrancy and personality, we

strategically incorporate pops of colours that resonate with the client's preferences and lift the space. In our design philosophy, woodwork plays an integral role in enhancing the overall aesthetic. The incorporation of wood elements into interiors adds a layer of warmth and sophistication. Rich, natural wood tones such as oak, walnut, or maple can be integrated into furniture, flooring, or even architectural details like beams and panels. These wood accents not only harmonize with the chosen colour palette but also introduce a tactile quality that elevates the sensory experience of the space."

This year, we're witnessing a resurgence of captivating wall colour trends expresses, Ridhima Singh, Founder And Creative Director. Danza Del Design Studio, "Warm neutrals, such as inviting beige,

soothing tan, and creamy shades, dominate the scene, creating an atmosphere of cosiness and allure. Earthy tones like rich browns, calming greens, and rustic terracotta make a strong presence, fostering a serene connection to nature. Bold and dramatic, deep reds are in fashion for bringing excitement to spaces, while vibrant blues are serving to rejuvenate and expand smaller areas. Pastel shades, a perennial favourite, are still in voque, cleverly employed on accent walls and in striking patterns. These trends offer a splendid array of choices, catering to diverse design preferences, making 2023 a year characterised by colour diversity and a flourishing spirit of creativity in interior spaces."

Vipul Soni, Founder and Principal Designer, Soni Vipul Designs agrees, "The array of wall colours embraces a lively and diverse spirit, commemorating the festive atmosphere while integrating contemporary sensibilities."In my opinion, apart from the colours incorporated, the catch lies in how the walls are treated and finished. Furthermore, the smallest of nuances, such as incorporating metallic accents of brass and gold collated with elements like mother of pearl detailing and inlay, can dominate the overall scheme and add a touch of elegance and extravagance to the festive decor," quotes Vipul. Ultimately, neutral yet moody hues such as grey, muted chocolate, and egashell can create a dramatic backdrop that vividly makes festive decorations stand out."

Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade, Founders & Princi-



Our favourite colour scheme includes neutral hues with pops of colour for vibrancy. In addition, cool colours green, blue and purple—breathe relaxation and calm. These colours reflect shades found in nature. In addition, cool colours make spaces seem larger than they really are. Rudraksh Charan and

Priyanka Khanna

pal Architect, Studio SB explained, "This year's colour trends are characterised by a balanced and inviting palette. Neutrals continue to be a reliable choice, offering a versatile backdrop for various design elements. Alongside this, we're seeing a gentle emergence of muted pastels, soft greens, and warm terracottas. These understated hues bring depth and a welcoming touch to spaces, creating an atmosphere of subtle elegance. Further, the use of bold colours and rich tones is also taking a resurgence as people started seeking a maximalist appeal in their homes."

Rudraksh Charan and Priyanka Khanna, Founders & Architects of 42MM Architecture too are of the view that this year, warm neutrals are a very popular wall colour trend for Indian homes. "Warm neutrals, such as beige, cream, and taupe,

help craft a cosy and welcoming ambiance, perfect to unwind in after a long day."

This year, the wall colour trends are all about soft shades of pink and purple, shares Kuntal Vyas Aggarwal Founder and Design Head. Resaiki. "These delicate hues add a touch of elegance and femininity to any space. Additionally, there is a growing trend towards adding sophisticated yet subtle colours to walls. This means, opting for muted tones that create a calming and refined atmosphere. On the other hand, rich, restorative blues and greens are also making a statement in interior design. Colours like Flora and Everglade Deck pair beautifully with wood tones and brass accents, creating a harmonious blend of natural elements and luxurious touches. Whether you prefer soft pastels or bold jewel tones, all of it is trending this year."

### **COLOUR SCHEMES FOR** ROOMS

Ruby Goswamy, The festive season is all about a vibrant and inviting atmosphere hence choosing the right colour scheme for bedrooms and living rooms can enhance the celebratory spirit of the season. A living room acts as a focal point for festivities and colour schemes like gold and metallic accents or jewel tones of green and blues add a sense of warmth and luxury to the space. Moreover, a family room is a cosy space that is designed to spend quality time with family members, hence warm and cosy colours like mustard yellow or burnt orange can offer joy and relaxation. Additionally, incorporating playful accents like caramel throw blankets and pillows can enhance cosiness and intimate ambience. Bedrooms exude a sense of comfort and relaxation while embracing the festive spirit. Hence, a combination of serene whites and blues can create a tranquil bedroom. Small additions like subtle metallics of rose gold in lamps and frames or soft lighting can create an inviting and festive ambience in homes.

Meera Pyarelal recommends embracing warm and inviting tones like creamy beiges and soft greys for living rooms to create a cozy and elegant atmosphere. "Injecting pops of vibrant colors through accessories and artwork adds a lively touch. I advise incorporating earthy hues such as warm browns and deep greens in family rooms to foster togetherness and relaxation. Adding natural elements enhances the room's harmonious appeal. Bedrooms should feature soothing



My preferred colour scheme is a fusion of warm neutrals and strategically placed bursts of vibrant hues. Warm neutrals serve as a canvas for lively, colourful accents, injecting personality and energy into any room. It allows for a versatile design palette that is easily adaptable to different areas of the home, strikes a balance between tranquillity and style, and offers a timeless aesthetic. Ridhima Singh

colors like soft blues and lavender. balanced with neutral tones for a tranquil atmosphere. Luxurious textures and delicate pastels elevate the space to a sophisticated sanctuary. Overall, the aim should be to create captivating color schemes that enhance the functionality and aesthetics of these essential

spaces."

When choosing colour schemes for these spaces, Ajay Arya says, it's essential to consider the room's purpose. "For living rooms and family rooms, opt for inviting and calming colours like soft blues, warm greys, or muted pastels. We then infuse these spaces with carefully chosen pops of colour—perhaps an elegant teal or a vibrant mustard—that not only add visual interest but also elevate the overall atmosphere. In bedrooms, you can go for more personalized choices, such as soothing greens or tranquil blues, which promote relaxation. Wooden furniture pieces, perhaps a coffee table with a beautifully finished wood surface or a bookshelf showcas-



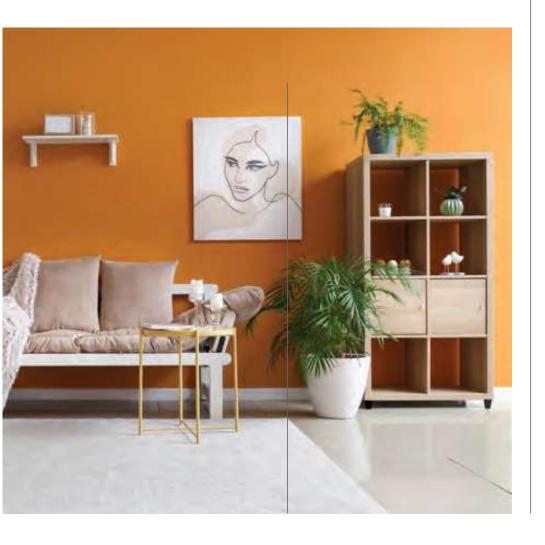
ing the natural grain patterns, add depth and character. These wood elements not only complement the chosen colour palette but also bring a touch of nature indoors, creating a harmonious balance."

Ridhima Singh recommends opting for warm neutral tones like inviting beige or creamy hues for the walls, creating an inviting canvas. "To infuse vitality, select colourful furniture, eye-catching accessories, and captivating artwork to enhance the room's personality. Conversely, the family room, where cherished moments unfold, benefits from an airy ambiance. Consider tranquil blues or calming greens to cultivate a refreshing atmosphere. Playful patterns and textures can be introduced to evoke interest and create an inviting setting for quality family time. Lastly, when designing spaces of personal sanctuary, the bedrooms aim for a tranquil and restful ambiance. Soft neutral shades like lavender or serene grey on the walls set a peaceful tone. Add pops of colour through tasteful bedding and accessories to infuse personality, ensuring a calm haven for relaxation."

Vipul Soni gives his perspective, "The living room is often considered a central hub for get-togethers and festive gatherings where achieving a harmonious fusion of comfort and unity is paramount; hence, warm neutral tones like beige, taupe, or grey with a pop of one vibrant and energetic colour that brings a sense of enigma to the space is key. A smart play of these shades can be layered in terms of surfaces, textiles, and even temporary furniture pieces. On the contrary, a family room is more of a cosy space; hence, soft pastels like blush pinks or pale mints crossed with the dramatic veins of marbles can create a peaceful setting while refining the festive spirits."

Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade added, "In living and family spaces, achieving a seamless blend of comfort and cohesion is key. Starting with a neutral base sets the stage for the interplay of furnishings and artworks. Consider incorporating textural elements like marble or subtle patterns on walls to add character and depth. Further, adding a pop of colour without overdoing can significantly enhance the ambience of these public zones. Accent walls, for instance, can serve as a dynamic focal point. In bedrooms, a calming palette fosters an environment conducive to rest and reflection. Opting for a slightly deeper or contrasting shade on one wall can create a sense of depth and intimacy. Further, integrating elements, such as wallpaper or panelling, can impart a subtle yet distinctive dimension to the room."

Rudraksh Charan and Priyanka Khanna feel that while there isn't a right or wrong way to choose your colour scheme, thoughtfully curated hues can instantly elevate a room." A good colour scheme can bring a sense of warmth, add



a distinctive character and tie the space together. A living room or family room should be a welcoming space, as this is where first impressions are made. The room should strike the perfect balance between ever-changing trends and retaining a signature style. Choose lighter colours to make a compact room appear larger than it is. Also, take into account the style of the living room. If you have a classic aesthetic, you should choose colours such as navy, beige, or brown. If you have a more contemporary aesthetic, you can experiment with bolder colours such as red, orange, or yellow. In your bedroom, create a tranquil retreat, which is calming and reflects your personal taste and expression. As your bedroom is a space for you to relax and unwind, the colour scheme you choose shouldn't overwhelm your senses. Moreover, while selecting the colour palette for your bedroom, consider the colour palette of your bedding and soft furnishings so as to create a harmonious space. Blues, greens, and lavender work well in bedrooms."

As per Kuntal Vyas Aggarwal, living rooms and family rooms in shades of brown create a warm and inviting atmosphere. "The earthy tones provide a grounding effect, making the space feel cosy and comfortable. Brown hues can be incorporated through furniture, accessories, and wall colours to achieve a harmonious and relaxing ambience. Creating a soothing bedroom space can be achieved by incorporating soft pastels. These gentle hues promote relaxation and tranquillity, making the room a



While we appreciate various color schemes depending on the project, a personal favorite is combining soft grays and blues with natural wood accents. This combination creates a timeless and serene atmosphere that suits a wide range of design preferences. Ajay Arya

peaceful sanctuary. Pastel shades such as pale blues, muted pinks, and light greens can be used on walls, bedding, and accessories to create a serene atmosphere conducive to rest and rejuvenation. When it comes to room design, simplicity and striking colours are key. At times, incorporating contrasting colours can add visual interest and personality to the space; for example, a black-and-white colour scheme can create a timeless and elegant look. The choice ultimately depends on the desired aesthetic and ambience of the room."

### COLOURS TO CHOOSE FOR **FUNCTIONAL AREAS**

Drawing upon my experience, **Ruby Goswamy** shares that colours for functional areas should be chosen according to the purpose, size, and style of the space. For instance, bathrooms can be adorned with classic whites and golds that convey cleanliness and purity while standing the testament of time. Additionally, soothing neutrals like light grey or soft beige create a serene atmosphere while getting ready for the festive celebrations. On the contrary, kitchens can be filled with warm earthy tones to align with the festive season emphasising warmth and comfort. Ultimately deeper shades like cranberry or burgundy, can add a dash of vibrancy and energy to your kitchen as it is a colour often associated with festivities and celebration.

Meera Pyarelal believes in incorporating light and airy tones, such as soft blues and pastel greens, in baths. "These colors create a serene atmosphere, ideal for relaxation and rejuvenation. Complementing them with touches of white and natural elements like wood or plants can transform the space into a tranquil retreat. For kitchens, my approach involves a blend of timeless and vibrant hues. Classic neutrals like whites and greys provide a clean canvas, while pops of bold colors such as deep reds or rich blues inject personality and energy. Incorporating metallic finishes and glossy surfaces adds a touch of modern sophistication. By carefully curating colors for these functional areas, a balance between practicality and aesthetic appeal, resulting in visually captivating and highly functional spaces, can be achieved."

Ajay Arya said, "Functional areas like bathrooms and kitchens benefit from clean and refreshing colours. Whites, light greys, or subtle blues are great options. These colours create a clean and inviting ambiance while allowing for flexibility in decor accents. Wooden cabinets and countertops provide a warm contrast to the neutral colour schemes."

When it comes to functional areas like bathrooms and kitchens, the choice of colour schemes is pivotal said, Ridhima Singh. "In bathrooms, where space is often limited, opt for light and bright colours to impart a sense of spaciousness. Timeless white offers cleanliness and an airy ambiance. To infuse personality, introduce colourful accents through towels, rugs, and accessories. For kitchens, prioritise colours that are not only aesthetically pleasing but also practical for high-traffic environments. White remains a reasonable choice, promoting cleanliness and brightness. For a touch of vibrancy, consider adding colour through cabinets, countertops, or a tastefully designed backsplash. Striking the right colour balance ensures that your bathroom and kitchen are both visually appealing and highly functional."

Vipul Soni concurs, "Colour schemes for areas like bathrooms and kitchens should be chosen considering the aesthetics and functionality of the space. For instance, bathrooms can be incorporated



My favourite palette harmoniously combines soft shades of ivory and cream, symbolizing purity and spirituality, with subtle accents of muted gold accentuated by delicate touches of warm brown.

Meera Pyarelal

with subtle neutrals like beige or grey interjected with shades of soft blues or muted pines and greens can bring a refreshing aura while imbuing a festive touch to the space through the means of ceramic tiles and patterns. Whereas, kitchens can be adorned with enchanting whites or pastel shades, which provide a clean and timeless backdrop while introducing the festive charm. Moreover, having a sleek and satin finish to these colours brings out the best of both worlds."

Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade state, "In functional areas such as baths and kitchens. the choice of colours is pivotal. Bathrooms, being spaces of rejuvenation, benefit from hues inspired by nature. Earthy greens, serene blues, and soft browns can create a spa-like ambience, forging a deeper connection with the natural world. Wallpaper adorned with botanical motifs can further enhance this immersive experience, transforming the bath into a sanctuary of tranquillity. In kitchens, where functionality meets conviviality, timeless neutrals take centre stage. Pristine whites and wooden accents impart a sense of order and cleanliness. However, colourful patterns on walls and backsplashes elevate the aesthetic, infusing the kitchen with character and charm."

Rudraksh Charan and Priyanka Khanna believe that everyone desires a bathroom and kitchen that is serene while also being functional. Therefore, a carefully selected colour scheme can help create a space which is just that. White, light grey, blue, green, yellow and orange work well for bathrooms and kitchens, they suggest.

Kuntal Vyas Aggarwal adds, "White, beige, yellow, and brown are popular choices for Indian kitchens due to their cultural significance and practicality. White represents purity and cleanliness, while beige brings warmth and elegance. Yellow signifies positivity and energy, while brown adds a natural touch. These colours create a welcoming and harmonious environment for cooking and dining.

Choosing colours that create a calming and inviting atmosphere would be wise for bathrooms. Neutral tones like white, beige, or light blue can create a fresh and relaxing atmosphere."

### **COLOUR PALETTE FOR OUTDOOR SITTINGS**

As per **Ruby Goswamy**, Colours for outdoor areas must be created that complement the natural settings with the essence of the festival. For example, a neutral base such as white, beige or grey can act as a backdrop for festive decorations whereas colours like red, green, and gold can represent joy while symbolising nature and adding a touch of luxury. Moreover, complementing colours like cream can balance the outdoors while natural materials such as wood, stone, or cane can add to the visual cohesion. Ultimately, a colour palette can go beyond the paints by incorporating certain furnishings, lighting, and tableware to create an immersive experience.

Meera Pyarelal adds, "When creating a color palette for outdoor sitting areas, drawing inspiration from nature and considering the surrounding environment is essential. Start with a base color that complements the outdoor setting, such as neutral tones like beige or grey. Build upon this base by selecting two or three analogous colors adjacent to the color wheel to create a harmonious and tranquil atmosphere. Additionally, incorporate accent colors for visual interest and pops of vibrancy. Integrate natural tones that mimic earthy elements, and consider the space's intended purpose to guide your color choices. Finally, test the colors in the outdoor lighting to ensure they harmonize and create an inviting and visually appealing outdoor sitting area."

Ajay Arya is of the view that



outdoor spaces can be an extension of your interior design. "To create a harmonious outdoor colour palette, consider the natural surroundings. Earthy tones, such as browns and greens, work well. Add vibrant cushions and accessories for pops of colour that can be changed seasonally."

Ridhima Singh said crafting a colour palette for outdoor sitting areas requires drawing inspiration from the natural environment. "Embrace serene blues, greens, and browns, mirroring the earth, sky, and foliage. These hues evoke tranquillity and blend harmoniously with the outdoors. To create a sense

of spaciousness, choose light and airy colours for surfaces, opening up the area and making it more inviting. Inject vibrancy through furniture, accessories, and potted plants, allowing them to stand out against the calming backdrop. Consider the season when selecting colours. Brighter shades harmonise with the lively energy of summer, while softer, muted tones lend warmth during quieter winter months. By embracing nature's palette, you can create an outdoor haven that combines beauty and functionality."

**Vipul Soni** elaborates, "Incorporating harmonious colour tones can give a modern twist to outdoor



settings, while warm and inviting shades like teal, forest green, and deep burgundy can create a cosy atmosphere that complements the festive spirit. For a more minimalistic approach, incorporating solid whites and blacks with textured surfaces can add a sense of drama while maintaining a down-to-earth aesthetic. Ultimately, the ambience can be elevated with the addition of string lights, lanterns, or candles, enhancing the experience of family bonding in these areas."

Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade stated. "When designing outdoor spaces, a seamless blend with the surrounding environment is essential. Earthy tones like greens, browns, and soft blues harmonise gracefully with nature. Incorporating natural materials, particularly the warm appeal of wood, complements this palette, resulting in an inviting and tranquil outdoor retreat."

Rudraksh Charan and Priyanka Khanna share, "When it comes to outdoor sitting areas, we always tell our clients to experiment and have fun. We believe that there are no hard and fast rules in regards to colour palettes for outdoor areas. The best way to find the right hues for your outdoor sitting area is to experiment and see what colours resonate with the space"

Kuntal Vyas Aggarwal suggests, bright accent colour furniture, such as in shades of teal, can add a vibrant touch to an outdoor sitting space with a blue colour scheme. Additionally, incorporating an accent of tomato red can beautifully complement warm-toned colours like rusted orange, golden honey, or sienna, creating a visually appealing and cohesive outdoor environment.

### **COLOUR STYLE ALERT**

What not to do when choosing colour schemes for your home? When choosing color schemes for your home, there are a few things to avoid to ensure a successful and harmonious outcome. Meera Pyarelal says, "Firstly, avoiding the mistake of picking colors in isolation is crucial. Instead, consider how each room flows into the next and maintain a cohesive color palette throughout your home. Secondly, avoid choosing colors solely based



White, taupe, and pastel colours are my top picks this season. As white creates a clean and minimalist look. taupe adds warmth and sophistication. Pastel colours bring a soft and soothing ambience to any space. These versatile hues can create a serene and timeless aesthetic in your home. Kuntal Vyas Aggarwal

on current trends, as they may quickly become outdated. Opt for timeless and versatile hues that will stand the test of time. Additionally, avoiding overwhelming a space with too many bold or vibrant colors is essential, as this can create visual chaos and make the room feel smaller. Lastly, consider the lighting in each room, as varying light sources can significantly impact how colors appear. Always test your chosen colors in different lighting conditions before finalizing your decision. By avoiding these



My preferred choice would be to juxtapose a soft, neutral palette with rich jewel tones and metallic accents. These opulent hues command attention during the festive season, simultaneously cultivating a sense of **luxury. Furthermore,** they imbue a touch of elegance, offering a timeless option that can endure as a lasting enhancement.

pitfalls, you can create a well-balanced and aesthetically pleasing color scheme for your home."

Vipul Soni

Ruby Goswamy agrees, "While choosing colour schemes there are several pitfalls one must avoid to ensure a festive spirit rather than detracting from it. Festive seasons evoke vibrant and lively colours, but it is crucial to not go overboard with bright and clashing hues. For instance, a mismatch of colours can create a chaotic atmosphere

disrupting the visual aesthetics. Following colour trends can be tempting, but blindly adopting colours without considering personal preferences can lead to an inauthentic and uninspiring decor. Additionally, neglecting lighting can diminish the impact of the chosen colour scheme and can result in unexpected outcomes."

Ajay Arya cautions, "When it comes to choosing colour schemes

for your home, there are a few key considerations to keep in mind. Firstly, avoid overwhelming spaces with an excess of bold or clashing colours. While we advocate for pops of colour, balance is crucial. It's also imperative to consider the impact of natural light on your chosen colours. Lastly, while trends can be inspiring, we urge caution against blindly following them. The heart of our approach is to create



**THE YEAR 2023 CHARACTERIZED BY COLOUR DIVERSITY AND A SPIRIT OF CREATIVITY WILL SEE** THIS FESTIVE SEASON, **WARM NEUTRALS AND STRATEGICALLY PLACED VIBRANT HUES IN INTERIOR AND OUTDOOR** SPACES.

living spaces that resonate with your personal style and comfort, ensuring that your home is a true reflection of your unique personality, enriched by the timeless beauty of woodwork."

Ridhima Singh encourages embracing the freedom of mixing and matching without rigid constraints when selecting colours for your home. "There are no fixed rules; instead, prioritise colours that genuinely resonate with your personal joy and aesthetic preferences, making your happiness the guiding principle. However, exercise caution against excessive colour saturation, as an overload can overwhelm a space, creating a chaotic visual experience. A balanced approach, with moderation, preserves the tranquillity of a room. Equally important, don't underestimate the influence of furniture and accessories. These elements have a significant impact on the overall ambiance. Ensure they harmonise with your chosen colour scheme, creating a cohesive and pleasing environment. In essence, good design lies in personal resonance, mindful moderation, and thoughtful synergy among all design components."

In the process of selecting colour schemes, Vipul Soni advised to steer clear of various pitfalls to ensure a festive ambience. "The festive season is synonymous with vibrancy and liveliness, but incorporating too many colours can make a space feel cluttered and chaotic. Moreover, neglecting the existing decor while choosing a new colour scheme can result in a sense of randomness where the balance and harmony does not sustain."

Ar. Saumitra Bhatkhalkar & Ar. Sharmin Wade adds. "Avoid indiscriminate use of vibrant colours as it may disrupt the established flow and harmony of a living environment. Instead, exercise thoughtful consideration. Embrace a balanced approach, anchoring the palette with a neutral foundation. Then, strategically introduce bursts of colour in key greas. This creates focal points that draw the eye without overwhelming the space."

Rudraksh Charan and Priyanka Khanna advise, "The colour scheme of your home is extremely important as your wall colours enhance or add to the aesthetics of your home. Moreover, as we know, the hue of your walls can evoke a mood or create a response in the viewer. Thus, it's a good idea to put some thought into the colour scheme of your walls before selecting them. Furthermore, do not choose colour schemes that you don't love just because they are trendy. At the end of the day, your home is where you will spend a lot of your time.



I would choose warm neutrals and muted pastels as my favourite colour scheme. These tones stand the test of time even with evolving trends and always dominate the festive season. These shades provide a versatile backdrop that complements a wide range of design styles and allows festive decorations to pop.

Ruby Goswamy

Therefore, select hues that you love and that you will like waking up to every day."

Kuntal Vyas Aggarwal states, "When deciding on a colour scheme for a room, it is advisable to avoid choosing the paint colour first. Instead, focus on selecting home decor elements such as furniture, fabrics, tile, or wallpaper, as these can be later matched to an appropriate wall colour. This approach ensures a more flexible and cohesive design."



### Rolls-Royce **Boat Tail**

Rolls Rovce luxury car, the new Boat Tail is a successor to the gorgeous Sweptail that was produced in 2017. The exterior of the Boat Tail is two-toned, which

is not seen on many cars, the interior comes with a "hosting suite" with a built-in sun umbrella and champagne fridge. The Boat Tail is supposed to be a whopping \$28 million.



### **Salvator Mundi By** Leonardo Da Vinci

Salvator Mundi, translated to "Savior of the World." is not only the world's most expensive painting—it's possibly the most controversial painting, as well. Sold for a little over \$450 million at a Christie's auction to Saudi prince, Bader bin Abdullah bin Mohammed bin Farhan al-Saud, the painting has since been under the ownership of the Saudi Arabian culture ministry.



### Williamson **Diamond Brooch**

This brooch had one of the most distinctive and rarest pink diamonds globally, which is why experts give it a high value. Canadian geologist John Thoburn Williamson mined the diamond in Tanzania at the Williamson mine. It is a 54.5-carat pink diamond. History shows that in 1953, the rough gem was cut and polished to a weight of 23.6 carats used to make the platinum brooch by Cartier. The brooch also includes 203 white diamonds, including marguises, baguettes, and brilliants.



### **Patek Philippe Grandmaster Chime**

Patek Philippe first Grandmaster Chime is the most complicated Patek Philippe wristwatch ever made, with 20 complications, displayed on two dials, one ebony black, the other salmon, for each side of the swivelling, reversible case with its elaborate hobnail guilloche-patterned sides. In the biennial Only Watch auction, proceeds from the recordbreaking hammer price of \$31 million went toward research into a cure for Duchenne Muscular Dystrophy.