

Thought Leadership

MagicBricks.com



Kandivali emerging as a next new hotspot for real estate sector

Editor | August 21, 2018 @ 04:09 PM

Mumbai, which is often criticized for being flooded could change and transform into one of the property hotspots due to major infrastructure developments taking place across Mumbai. The western suburbs of Mumbai host quite a few of unknown places. One of the hidden Jewels in the

Makaan.com

New homes v/s resale homes

By Rohit Poddar, Managing Director, Poddar Housing and Development Ltd.
August 2, 2018 64



A home is taken to be as a tangible, practical and relatively safe investment instrument that provides crucial financial security and stability. Therefore, it is important to understand what to buy - a new home purchase or resale property.



Considering the huge housing scarcity in the country, increasing number of nuclear families and rising population, implies that the demand for new properties will continue to grow in future. Moreover, with the softening of interest rates, home seekers are likely to find it more affordable to make a purchase. However, taking a call on whether to invest in a new flat or a resale one may be difficult.

Typically, new or primary homes are the ones which are acquired directly from developers, and a resale or secondary homes are the properties that have had a previous owner. Is a newly built home right for you?

Purchasing a home comes with a long list of comparisons. Potential buyers rank factors such as location, price, new vs. used, square footage, number of bedrooms, garage size, lot size, outdoor amenities and many more. This type of question depends on lifestyle preferences, financing needs and the priorities you put on features like high energy efficiency, functional arrangements of interior living spaces and your desire, budget

JAY HIND Express

Mumbai|Real Estate|JayHind Express:

KANDIVALI EMERGING AS A NEXT NEW HOT SPOT FOR A REAL ESTATE SECTOR

Mumbai, which is often criticized for being flooded; could change and transform into one of the property hotspots due to major infrastructure developments taking place across Mumbai. The western suburbs of Mumbai host quite a few of unknown places. One of the hidden Jewels in the suburbs is Kandivali Region of Mumbai.

Kandivali has emerged as one of preferred location for most of the home buyers as the development in the area is at an accelerated pace. This area has plenty of affordable homes with under construction and infrastructure projects progressing in the region. It has made the location buyer friendly.

Kandivali is primarily home to most of the salaried professionals and businessmen belonging to the Gujarati and Jain communities but is also populated by many Maharashtrians, North Indian community and East Indian Catholics.

Previously, standard 1BHK and 2BHK apartment in the suburbs regions were very expensive for the home buyers. However, due to various Government initiatives such as the Pradhan Mantri Awas Yojna (PMAY) etc. it has helped the banks to lower the interest rates making sure the increase in home buying by taking loans to purchase properties.

In the last couple of years the real estate sector has seen tremendous changes starting from Demonetization announced by the prime minister of India on 8th November 2016 to RERA coming on 1st May 2017 followed by GST getting launched on 1st July 2017. It was during this period that the Real estate sector faced a slowdown in the construction and buying in terms of residential market, but the inventory which was lying vacant made sure that the sales are not going completely zero. One of the places which saw the light in this period from both buyers and developer end was Kandivali and it still remains the prime location for the homeowners looking to invest.

Every individual buyer chooses the location to buy his/her home considering the amenities that come with the location. Amenities such as school, colleges, hospitals, entertainment areas, sports ground and restaurants, are key things buyers look for. With resources like Growel 101, the Sachin Tendulkar Gymkhana, the Polisar Gymkhana and many other recreation centers Kandivali is on the verge of becoming a hub for homes in near future. It is not only near to malls like Inorbit Mall. In orbit Mall and Oberoi but it also houses some of the tallest towers in region.

The real estate sector will see a boost in Kandivali and the region around it in near future due to the accelerated pace of development in terms of infrastructure. It wouldn't be wrong to quote that with the completion of the Metro project in the area along with the 29.2km long coastal road from South Mumbai to Kandivali, both buyers and developers shall witness the change it will bring to the area as well as the real estate sector around it.

Since the metro working is the full swing at the entire road moving towards south Mumbai it's currently taking more than 2.5 Hours to commute from Kandivali to Nariman Point. But once the metro work gets over and metro become operational then it will not take more than one hour, or more depending on the traffic condition and whether you are travelling during peak office hours or not to south Mumbai from Kandivali region.



Share of Voice

City MumbaiMirror

Thursday, August 2, 2018 4

RBI rate hike worries real estate sector

Industry stakeholders say the move to increase rates by 25 basis points will negatively impact buyer sentiment

Satish Nandgaonkar
@imgroup.com
TWEETS @MumbaiMirror

The decision of the Reserve Bank of India (RBI) to increase the repo and reverse repo rates by 25 basis points each will make home loan costlier and negatively impact buyer sentiment at a time the industry is struggling to recover from sluggish sales, the real estate industry said on Wednesday.

Reporters the rate at which the RBI lends short-term money to commercial banks, while reverse repo rate is the rate at which the central bank borrows money from commercial banks. The headline rate hike the repo rate



REPRESENTATIVE IMAGE
it further to 6.50 per cent while the reverse repo rate was also hiked by 25 basis points to 6.25 per cent on Wednesday.

"From a real estate perspective, this hike will negatively impact buyer sentiment with the logical result on quantum of sales," said Niranjan Hirani, national president, National Real Estate Development Council (NAREDCO). He said the rate hike came on the heels of a meeting with Union Housing and Urban Affairs Minister Hardeep Puri to discuss measures to put real estate sector "back on track". Developers had discussed lowering GST and setting up a 'Stressed Assets Fund' to complete stalled projects by providing last-mile funding, he said, adding that the government should take decisions to enhance buyer sentiment.

National president of Confederation of Real Estate Developers Associ-

who was also part of the meeting, said, "Two consecutive hikes in the repo rate partially undo the policies for promoting affordable housing. We urge the government to expedite lowering effective GST on all housing to 8 per cent so as to preserve the growth impetus in real estate."

Anuj Puri, chairman, Anarock Property Consultants, said the march-June quarter had recorded a 24 per cent increase in housing sales and 50 per cent increase in new launches. "These numbers clearly indicate that the markets are now recovering from the shock of structural changes and policy reforms. Serious end-user demand is back on the market and marginal hikes in home loan rates are unlikely to deter

Dhaval Ajmera, director, Ajmera Group said, "On one hand where the government is gunning big for 'Housing for All' and affordable housing, such moves are totally out of sync with the vision at the Centre."

Rohit Poddar, managing director, Poddar Housing and Development Ltd, said, "I personally believe that the home buyers should not worry as it will be difficult for many banks to increase the interest rate."

Ashwin Sheeth, chairman and managing director, Ashwin Sheeth Group said, "While this decision was taken to contain inflation, a rate cut at this stage would have offered some respite. We hope the RBI addresses this concern in the next announcement scheduled for

Building new frameworks

Prakruti Maniar
@prakruti.maniar@hive.com

One interesting result of the new RERA norms is changing construction techniques.

With fixed deadlines to be met under the Real Estate (Regulation and Development) Act enforced in the state last year, and penalties for delays, developers are increasingly turning to new technology to shrink the time taken per unit or floor.

In an additional benefit, this technology creates sturdier homes, and streamlines the design-to-construction process. One drawback — it is more expensive, particularly if used in smaller projects.

Among the techniques being adopted are 3D modelling, aluminium formworks, tunnel formworks and jump forms.

"The use of such technology is slowly growing across the industry," says Deben Moza,



When using technology like aluminium form, there are reduced chances of leakages and cracks as the brickwork is minimised.

in making planning easier," says Deepak Dhar, director of project management at real-estate consultancy Colliers International India.

BIMs are 3D modelling systems that allow developers to design even functional characteristics like plumbing and electrical wiring before they begin

ISTOCK

Mumbai Mirror

Affordable housing racing ahead in realty sector

Govt sops, developers' interest boost contribution to total residential sales

ASHISH PRATAP
Mumbai, August 16

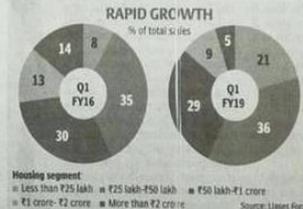
One in every five houses sold in India now costs less than ₹25 lakh — the affordable category.

With government doling out housing subsidies for the economically weaker sections and increased focus of the developers on the segment, the contribution of affordable houses to total residential sales has gone up to 21 per cent from just 8 per cent three years ago, numbers from real estate consultancy Lias Foras show.

Affordable housing has become the fastest growing

launches as well. "Three years back, builders were dedicating supply to the premium segment (above ₹50 lakh). Today, the market has rationalised and a major part of the new supply is directed at the affordable segment," Pankaj Kapoor, founder and MD of Lias Foras, told BusinessLine.

Between the first quarter of 2016 and 2019, when affordable segment almost tripled in sales, the share of luxury homes with a tag of over ₹2 crore went down from 14 per cent to just 5 per cent. In the June quarter, 10,800 homes costing less



per cent. Kapoor pointed out that the incentives given by the government are attracting both buyers and developers to the affordable segment. Under the PM Awas

ment in other cities completed in three years.

Rohit Poddar, Managing Director, Poddar Housing and Development, said there has been a general buoyancy in the market after structural changes like demonetisation and implementation of RERA and GST. "Consequently, confidence is coming back. The maximum pent up demand existed in the affordable segment. It is now resulting in transactions after the supply has come into the market," he said.

Urbanisation boost

Poddar Housing focuses on affordable segment and has around 1 crore sq ft of projects being launched in the Mumbai Metropolitan Region and Pune between October and March next. "They

are mostly in the affordable category," he said.

Moreover, said Poddar, urbanisation is an unstoppable trend in the Indian market. "That creates demand for budget homes. So going forward too the affordable segment will continue to thrive," he said.

Kapoor said the segment had much higher growth prospects than suggested in the past because it takes time for housing pipeline to build after incentives are announced.

"This pipeline started striking the market in the last two years. Earlier, there was gestation period as builders were preparing for launches. The share of affordable housing will double to 40 per cent in the next two years," he added.

HT Estate



Mr. Rohit Poddar, Managing Director, Poddar Housing and Development Ltd

"I personally believe that it's not a surprise move by the RBI as everyone in the real estate industry was expecting this move and approach towards the Repo rate. Even though after today's RBI announcement, increase of 0.25%, we believe that the home buyers who are planning to take loan should not worry — as it will be difficult for many banks to increase the interest rate and I am confident that banks will still lower the EMIs towards the loan."

WWW.PODDARHOUSING.COM



Share of Voice

Should one buy a second home for investment/rental income?

Most second home investments range in a ticket size of Rs 40-80 lakhs, with houses in the premium segment. Earlier, buyers bought the property from an investment point of view and kept the houses vacant for most part of the year. The return on their investments, came only when property prices increased, over many years. "However, with changing times, a lot of people have started giving their houses on rent," says **Amit Wadhvani, director, Sai Estate Consultants**. While the capital value of the second home will appreciate over time, it can also generate money in the form of rentals, which not only takes care of the maintenance costs but also adds to one's savings. Moreover, this allows the investor to have a diversified investment portfolio.

See also: [Consider maintenance aspect before buying a second home](#)

Rohit Poddar, managing director, Poddar Housing and Development Ltd, explains that "Rental income yields on residential property, are typically three per cent, depending on the market and can go up to five per cent, if one buys an under-construction property. This alone may not be a sufficient reason to buy. So, one should buy only if there is an expectation of capital appreciation, as well." Wadhvani adds that the new laws and policies brought in by the government, have also eased the entire process for buyers.

Housing.com

Affordable homes now account for over 20% of all properties sold in India

Developers are viewing this segment with renewed interest following a rise in demand

Moneycontrol News



A price correction in the real estate sector is proving to be a boon for first-time home owners. Houses in the affordable category – those costing less than Rs 25 lakh – now account for a fifth of all residential sales in India.

The share of affordable houses in the property market has gone up from 8 percent in FY16 to 21 percent in the current financial year, according to data compiled by real estate consultancy firm Lias Foras.



Moneycontrol.com

Affordable housing racing ahead in realty sector

Posted on August 17, 2018 By BrickAcres

One in every five houses sold in India now costs less than ₹25 lakh — the affordable category. With government doling out housing subsidies for the economically weaker sections and increased focus of the developers on the segment, the contribution of affordable houses to total residential sales has gone up to 21 per cent from just 8 per cent three years ago, numbers from real estate consultancy Lias Foras show. Affordable housing has become the fastest growing segment in Indian realty with

Brickacres.com

The cost of maintaining a second home

Rohit Poddar, MD of Poddar Housing and Development Ltd, feels that many should adopt this practice. "Developers who are constructing flats and buildings should appoint a strong property management agency for the

Housing.com

Post RERA New Techniques Help Builders Complete Project on Time

By admin / Published on Monday, 13 Aug 2018 15:50 PM / No Comments / 58 views

Fortunestreeets.com

Affordable homes now account for over 20% of all properties sold in India

By Richa Posted in Affordable Housing News On Aug 18, 2018

A price correction in the real estate sector is proving to be a boon for first-time home owners. Houses in the affordable category – those costing less than Rs 25 lakh – now account for a fifth of all residential sales in India.

The share of affordable houses in the property market has gone up from 8 percent in FY16 to 21 percent in the current financial year, according to data compiled by real estate consultancy firm

Affordable homes haryana.in

Share of Voice

MagicBricks.com



RBI's repo rates hike will impact buyers' sentiments: Hiranandani

Real estate industry divided over RBI's decision to hike policy rates

By TGR Team August 1, 2018 Comments Off



NEW DELHI: The Reserve Bank of India (RBI) for the second time in two months has raised its benchmark interest rate by 25 basis points on inflationary concerns and will not have much impact on housing sales, but it can delay for revival of the sluggish real estate sector, according to experts and



Globalreality.com

