



## PATRON'S CONNECT

A Naiknavare Newsletter



### *Onward and upward*

Greetings, and welcome to another edition of Patron's Connect. Patron's Connect, as the name suggests is our connect to you. Through this quarterly communication we aim to keep you abreast of all that is new and happening in the Naiknavare universe. And there is a lot happening! Our successful SRA projects, the handover of the second SRA development in Pune, new launches, and diverse new projects in the pipeline...a all are a testament to the dedication and hard work of the entire team,

and they augur a growth trajectory that promises to keep rising. The industry too is experiencing an upswing. The GST council's decision to cut rates to 5% overall and a 1% for affordable housing is sure to fuel demand further.

It is my privilege to be associated with a company that, over the past 30+ years, has built a legacy that touches so many lives and lifts so many lifestyles. With your continuing support, I'm confident we can rise ever higher.

I hope you enjoy this issue and look forward to receiving your feedback.

- Mr. Amogh A Kelkar  
(Sr. General Manager Sales & Marketing)

Mr. Amogh A Kelkar has joined Naiknavare Developers Pvt. Ltd. in the capacity of Sr. General Manager Sales & Marketing. Having more than 19 years of experience in Sales and Marketing. Accomplished and results-driven sales professional with a consistent record in developing profitable revenue streams and capitalizing on growth opportunities. Played strategic roles in business expansion of products in industries like real estate and financial institutions. Recognized for driving large volumes of business and enhancing organizational growth and profitability. Recognized for leadership that won brand rankings and product rankings in stiff markets

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## Launch of Avon Vista Clubhouse



The Clubhouse at AVON VISTA is ready and was launched on the 16th of March 2019. Mr Kaustubh Radkar, the 22 time Ironman from Pune inaugurated the facility. It was an eventful evening with Mr Radkar sharing his fitness mantras. Customers were very happy to see the clubhouse being delivered exactly like promised. They enjoyed the evening as they posed with Mr Radkar for instant photos & got their fitness queries answered from the him.

M/s Krystal Integrated Services Pvt. Ltd. presented their credentials, as they have been appointed to run and maintain the facility.

Appointment of a professional agency for management, will relieve members of the tedium and responsibility of daily maintenance. Krystal Integrated Services Pvt. Ltd. is an ISO: 9001:2008 certified company with 18+ years' experience in providing 'Integrated Facility Management Services'. Krystal ensures its managed facilities operate at the highest level through the use of branded materials and machineries, and staff stringently selected and regularly trained. Through a pan-India footprint, Krystal manages more than 15 million sq.ft. of facilities for various MNC's, corporate, government and private organizations.

The process to be followed and other rules and regulations regarding the use of the clubhouse were explained by the CRM head Ms Ajita Sharma. As we all know formation of a co-operative society is one of the most important steps in getting the



project handover from the developer, Ms Prachi Gosavi, the legal head explained the society formation process and urged the members to give their consent for the same.

The delectable snacks made the evening even more enjoyable. These world class sports facilities are now open for customers to use long before the possession of their homes.



**Ms. Vaishali Lohar**  
Assistant Manager, CRM

**Accessing the clubhouse:** The customer and his immediate family members will be entitled to use the clubhouse without any fees. However a small fee will be charged for the guests of the customer/family.

For all Clubhouse related queries please contact **Ms. Vaishali Lohar** on: 8956382382

**Note:-** Please urgently send photos and other details for Id card of all family members wishing to use facility. Access will only be granted to people with registered Id card.

## Gruh Shodh Utsav

Our biannual event Gruhshodh Utsav, held at the Avon Vista site, lived up to its promise of helping buyers find their dream homes, with unbelievable prices and great prizes.

The lucky draw gave buyers got a chance to win Zero Stamp Duty, a Free Car Parking Slot, or Zero Maintenance for Two Years.

Families of customers who booked their homes during the event were given a taste of Naiknavare warmth and hospitality at a special dinner, which was accompanied by a live band for entertainment.



**Aldrin Anthony Oliveira**

Lucky winner of Gruha Shodh Utsav January 2018  
(Won the mega prize - No Stamp Duty)

### CHERRY ON THE CAKE

*"I had a wonderful experience with the team at Avon Vista, they helped ensure the entire purchasing process was smooth. One look at the well planned project along with the quality amenities offered, and I knew right away this was my dream home. Winning the grand prize was the cherry on the cake! Looking forward to staying in this heavenly abode."*

- Aldrin Anthony Oliveira, Abode No. A1-1903

### WE WERE SUPER DELIGHTED

*"We feel privileged to be a part of the Naiknavare Family, they are one of the respected developers in Pune. They treat customers with a lot of respect & stand true to their commitments. The project AVON VISTA scores on all that we were looking for in a home - location, beautifully landscaped open spaces & a number of sports amenities."*

*Their 'Gruh Shodh' event is a wonderful opportunity for families like us to book a home. It offers the best discounts and a chance to win great prizes. The best thing is that you feel special to be a part of this event, where you get to interact with the senior members of the NDPL team and with other families who have decided to make AVON VISTA their abode. We won the third prize at the last Gruhshodh, me & my family were super delighted about it."*

- MR & MRS BHAGAT, Abode No. B1-201



**MR & MRS BHAGAT**

Lucky winner of Gruha Shodh Utsav January 2018  
(Won the mega prize - AC)



## A2 Tower launch

Phase-2 of Avon Vista, the A2 Tower was launched in October 2018 with resounding success.


Laid out to further optimise its expansive interiors, the new tower is a masterclass in space design. Relatively unused areas, such as passages and entrance vestibules, have given way to larger, more voluminous living spaces. The only lobby now is the plush one at the main entrance. The spacious design theme runs through the entire house, and is especially visible in the symmetry of the kitchen and master bedroom.

While proximity to Hinjawadi IT Park makes for another definite USP for IT professionals, Avon Vista is even more irresistible for the amenity-rich lifestyle it offers the entire family.

Work is on in full swing and we look forward to completing construction on schedule.





## CURRENT OFFERS



**89284 37437**

avon-vista.naiknavare.com





5 2P 51X5 61 1P 18 22JUGLI


240 BHK, UNDER FLOOR, NEAR GDS  
MAHALUNGE-BALEWADI  
APRIL 2019 ONWARDS. PRICE 26.59 Lacs. P. 17, L. 10.

**FULLFILL THREE WISHES AT ONCE**

**HOME • CAR • GST@\*5%**

\*Book before 31st March & stand a chance to win a car,  
2-wheeler & more exciting prizes.

2BHK < 72.01'L    3BHK < 89.79'L onwards (all inc.)



NAIKNAVARE  
DEVELOPERS

100% FIDELITY, 100% TRANSPARENCY, 100% COMMITMENT

## Share the dream





# PROJECT UPDATES

## B-1 Bldg. Flat 1701, 1702 Aluform & 1803,1804 Reinf.Work In Progress



At Naiknavare we are always on the lookout for new eco-friendly construction methodologies. The Aluminium Formwork System for concreting is probably the most versatile modern construction system. Unlike other systems, it is equally suited to both high and low-rise construction. The Alu-Form system allows speedy, accurate and highly consistent casting of all internal and external walls, columns, beams, floor slabs, stairs and other parts of a concrete building.

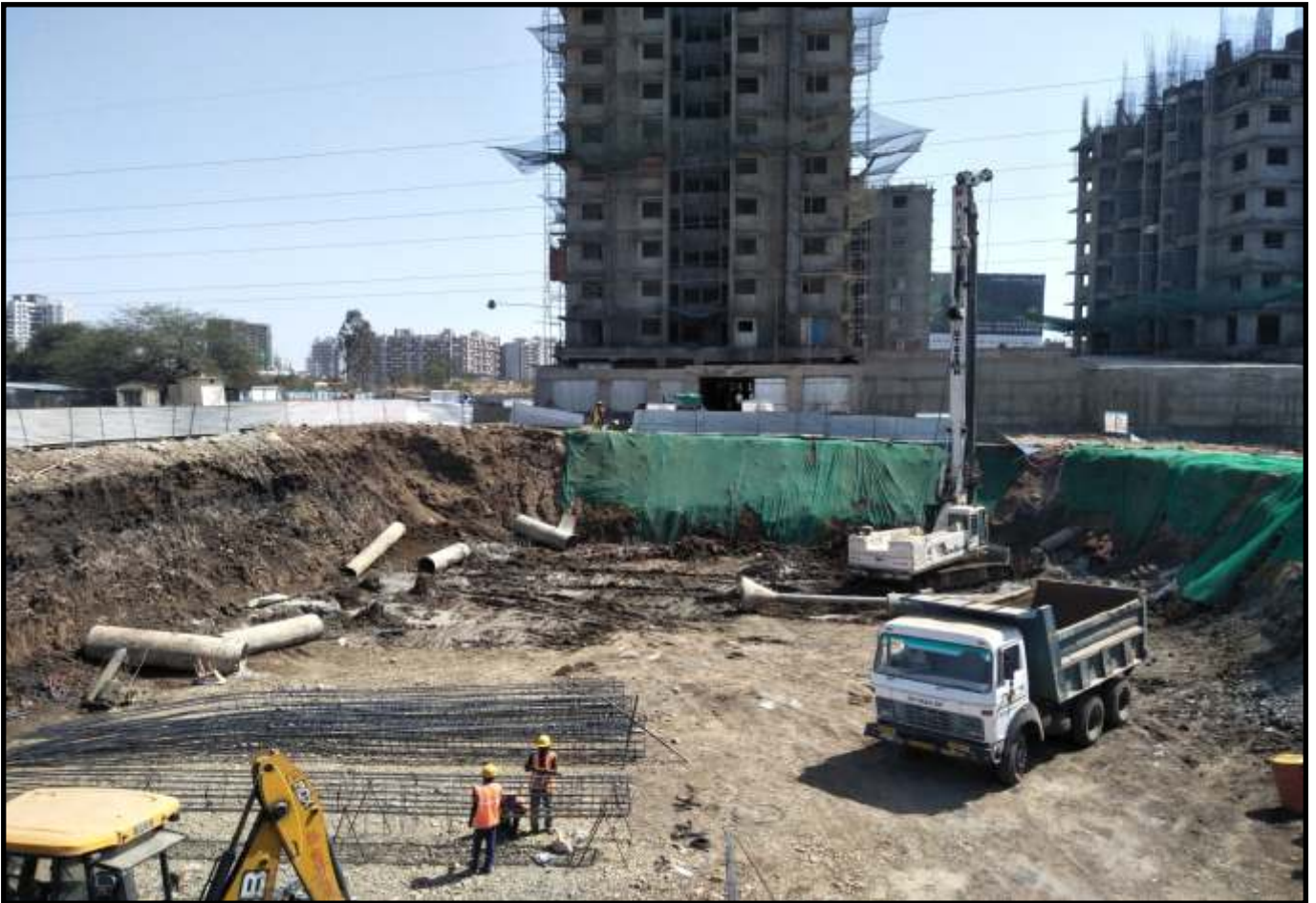
Alu-Form technology allows incorporation of internal electrical fittings and plumbing with a high degree of design efficiency, and as a part of the overall building plan.



It involves extremely efficient, lightweight and flexible materials and cuts down on the need for messy brickwork, concrete leakage and the use of conventional, polluting construction equipment. It is therefore one of the most environment-friendly construction techniques on the market.

Significantly, Alu-Form technology puts an end to construction irregularities that plague even the best of projects. The finished units are flawlessly balanced and streamlined, providing a finished and sophisticated look and feel. It has long durability as compared to the convention construction method.

## B-2 bldg Piling work in progress. 25 piles completed





## A2 bldg plinth beam shuttering & reinf.work in progress



## B-1 Bldg. flat no 1703 and 1704 casting completed



# PROJECT UPDATES

**B-1 Bldg. Flooring Work Completed Up To 9<sup>th</sup> Floor and at 10<sup>th</sup> floor work in progress**



**Fire fighting at 11 th floor work in progress**



# PROJECT UPDATES

**A-1 Bldg. Flooring Work Completed Up To 9<sup>th</sup> Floor and at 10<sup>th</sup> floor work in progress**



**A1 bldg 2<sup>nd</sup> floor internal plumbing work in progress**





## A1 bldg Parking area plaster work in progress



## STP Excavation work in progress



# PROJECT UPDATES

## CLUB HOUSE/GREEN BELT customer entry paving block fixing work completed



## GREEN BELT Ramp pcc work in progress



# PROJECT UPDATES

## AMPHITHEATRE

Amphitheatre Stage flooring work in progress



## BARBEQUE

Counter & Pathway work in progress





## B-1 building internal plumbing work in progress at 10<sup>th</sup> floor



High quality plumbing material including pipes (Supreme & Astral brands) and quality tested sealants used for both internal as well as external plumbing work

## B-1 building ceiling gypsum work in progress at 6<sup>th</sup> floor



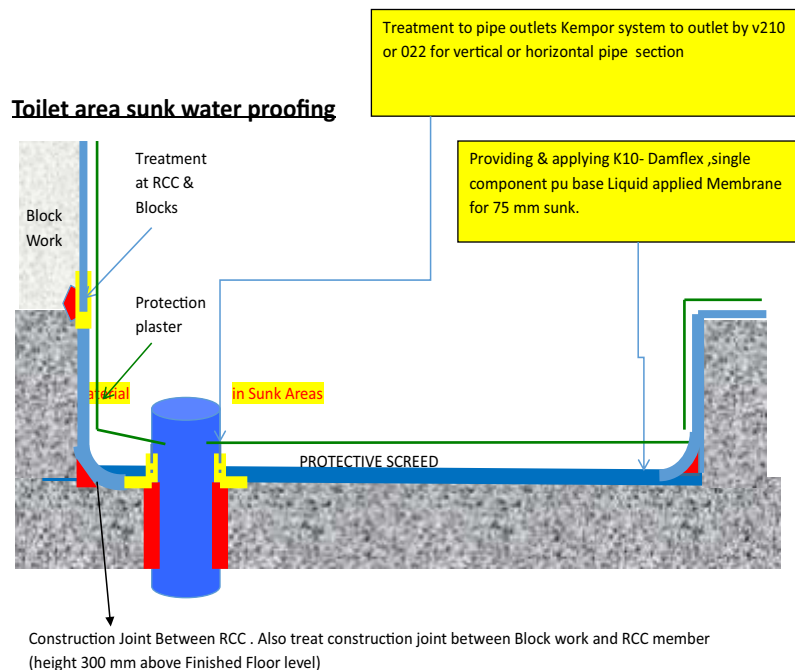
The most reliable Saint Gobain Gyproc material is being used for excellent quality of internal plaster for wall & ceiling finish.

## B-1 Building Waterproof work in progress at 10<sup>th</sup> floor



### Waterproofing

We are using a modified polyurethane coating for water proofing of toilet areas & terraces at Avon Vista. Following is a description with a detailed diagram of the waterproofing system.



**DESCRIPTION:** Davco K10 Dampflex is Hybrid PU Waterproofing Compound for wet areas.

#### ADVANTAGES:

- Davco K10 Dampflex is a premixed waterproofing membrane, making it easy to use directly out of the container
- Davco K10 Dampflex is extremely flexible enabling it to cater for limited floor movement while absorbing vibration
- Davco K10 Dampflex is a water based product therefore it is non-toxic and non-flammable
- Marbles and tiles can be fixed directly on Davco K10 Dampflex using Davco Tile Adhesive.

## B-1 building doorframe mock-up in progress

The very versatile and durable timber, 'Red Meranti' is being used for the main door frames. WPC door frames are being used for bed rooms and toilet doors. The main door shutter is laminated and all internal door shutters are skin molded. WPC is a wood composite sustainable material which combines the qualities of wood and the ease of **workability** of plastic. Highly durable, easy to maintain, water and borer resistant.



### WPC

WPC (wood- plastic composites) doors are built around a hardwood frame with a special composite technology which is secret to its beautiful looks. WPC Doors are highly resistant, Termite Proof, Fire Retardant, overall they have superior quality than wooden doors.



# MARKETING INITIATIVES

## Participation in CREDAI EXPO

The CREDAI Exhibition, which was held from the 7th to the 9th of December 2018, proved a big success for Naiknavare Developers.

Foregoing big advertising spends, we relied on good old word-of-mouth PR and our long-standing reputation, and saw more than 500 walk-ins visiting our stall to enquire about our offerings.

Buyer interest in Avon Vista continues to rise and our sales team can look forward to a schedule that's going to get busier by the day.



# LATEST DEVELOPMENTS

## Strengthening the Customer relationship management (CRM)team

Our CRM plays a key role in enhancing our ability to serve you \_our customers. It helps us understand your needs and demands, and helps us forge stronger relationships. But, like any tool, a CRM is only as good as the person managing it. Which is why it gives us great pleasure to introduce our new CRM & PSD (Property Service Department) Head, the dedicated, multi-faceted, customer-oriented Ajita Sharma.



### **Mrs. Ajita Sharma DGM, PSD & CRM**

all aspects of communication, Mrs. Ajita Sharma brings to the team two decades of rich experience in all divisions of the construction industry. Dealing with customers both internal as well as external is a balancing act that she manages with a finesse of a tightrope walker. Customer service for her is a 24X7 job and she ensures every member of her team delivers. Driven to satisfy clients' dynamic needs by creating solutions that exceed expectations, Ajita Sharma is dedicated to the idea that every client is a long term relationship. Her mission is to provide an environment that is clean, safe, and appreciation-worthy.

# EVENTS & HAPPENINGS @NDPL

## Annual health check up

An annual health check up including an eye check up was conducted for all employees of NDPL at the head office. The check up included :

Height, Weight, BMI, BP, Blood sugar, Oxygen saturation, Bone Mineral density, Doctors consultation.

### Eye checkup camp will include:

Auto refractometer testing, general condition of the eye, subjective refraction using Snellen chart, visual activity test.



## Women's Day



8<sup>th</sup> of March is observed as International Women's Day across the world. It is a global day that celebrates social, economic, cultural and political achievements of women. Women's Day celebrations at Naiknavare Developers were marked by narratives of how 'Women's Day' started. Discussion of women achievers in industry and other fields known traditionally as male dominated industries.

Ms Gauri Naiknavare the director of the company related her struggle in the industry in the initial years when women were considered incapable of working in the real estate industry especially in functions like liaison. The celebrations for 'International Women's Day' continue to grow from strength to strength every, as a growing number of women join the work force at Naiknavare Developers Pvt. Ltd.




# PROJECTS DETAILS

## Ongoing projects

Luxury residences, Value homes, Budget housing or Commercial, Naiknavare excels in all three residential segments. Here is a selection of our current projects:

**VIMAN NAGAR  
PUNE**

**2.5 crore onwards\***



PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED


Avant - garde design | Intelligent creation with BIM  
Roof top amenities

**3, 4 & 4.5 BHK HIVEMENTS**

RERA REGISTRATION NO:  
P1-P521000001061, P2-P52100018108  
www.maharera.mahaonline.gov.in

**AUNDH  
PUNE**

**4.75 crore onwards\***



PROJECT BY NAIKNAVARE AND PRIDE AOP


180 Forest view | Ultra-premium amenities  
Picturesque sky lounge

**4 & 5 BHK TWIN TOWERS**

RERA REGISTRATION NO: P52100000485  
www.maharera.mahaonline.gov.in

**MAHALUNGE - BALEWADI  
PUNE**

**72 lakh onwards\***



PROJECT BY NAIKNAVARE PROFILE CONSTRUCTION PVT LTD

77% Open Spaces | Children & Sports Centric Amenities  
Vehicle Free Podium

**2 & 3 BHK RIVER FRONT ABODES**

RERA REGISTRATION No: P52100000371, P52100017914  
www.maharera.mahaonline.gov.in

**TALEGAON  
PUNE**

**27.92 lakh onwards\***



PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED


Scenic lake views | Smartly built homes  
Mumbai- pune highway touch

**1, 2 BHK Apartments & Shops**

RERARegistrationNo: P521000000013,  
www.maharera.mahaonline.gov.in

**VADGAON MAVAL  
PUNE**

**43 lakh onwards\***



PROJECT BY NAIKNAVARE TOWNSHIPS LLP

300 degree breathtaking views | 70% green space  
Largest floor space in the vicinity

**2 & 3 BHK Apartments, 3 BHK Garden Duplexes,  
3 BHK Rowhouses, 3.5 BHK Townhouses**

RERA REGISTRATION NO:  
P1-P52100002518, P3-P52100003209, P2-P52100002090,  
P4-P52100002348 | www.maharera.mahaonline.gov.in

**MHALUNGE - CHAKAN  
PUNE**

**23.82 lakh onwards\***



PROJECT BY NAIKNAVARE HOUSING DEVELOPMENT PRIVATE LIMITED


Dwarka CBSE School | ECO friendly project with  
water conservation | Water supply from Bhama-Askhed dam

**1, 2 & 3 BHK Apartments & 3 BHK Rowhouses**

RERA REGISTRATION NO: P1-52100000144,  
P2-P52100000148, P3-P52100000163,  
Project4-P52100000240 | www.maharera.mahaonline.gov.in

**KADAMBA PLATEAU  
GOA**

**45 lakh onwards\***



PROJECT BY NAIKNAVARE CONSTRUCTIONS PRIVATE LIMITED


Traffic free podium living | International landscape design  
Phase 1 handed over

**STUDIO, 2 & 3 BHK APARTMENTS & PLOTS**

RERA Registration No: PRG005180276,  
www.rera.goa.gov.in

**SANEWADI, AUNDH  
PUNE**

**86.12 lakh onwards\***



PROJECT BY NAIKNAVARE DEVELOPERS PVT. LTD.

Valet and concierge services  
Multi level automated parking | Strategic location

**READY TO VIEW SHOPS & OFFICE SPACES**

RERA REGISTRATION NO: P52100017008  
www.maharera.mahaonline.gov.in

### Upcoming projects

- **Commercial** - Shirole Property, Model Colony, Pune
- **Commercial & Residential** - Dandekar Bridge, Sinhgad Road, Pune
- **Commercial & Residential** - Ramtekdi- Ramtekdi Area, Hadapsar, Pune
- **Residential** - Vakola, Santacruz, Mumbai

# TIPS AND TRICKS

## Professional Tips to Optimize your Living Space

Whether it's a compact single bedroom apartment or a massive three bedroom home, we're all looking to get more from our living spaces. Sometimes the smallest things make the greatest impact. It could be the addition of a mirror, a painting, a lamp or even a plant. Maybe you want to soften your walls, brighten a room, or add some warmth to your living space.

Our décor divas, here at Naiknavare, share a few of their tried and tested tips to help you get more from your home with minimal effort and cost. Take a look at these clever design tips and see how they can inspire you!



### Don't Supersize the Dining Table

Ditch the giant dining table and gift yourself some extra space with a mod, round and small dining table. You know you're going to eat most of your meals on the couch in front of the telly anyway.

A combination of bench on one side with chairs on the other side of the table saves space, convenient to add an extra guest and looks good.

### Mount Your TV

Living room consoles are the biggest space invaders. Give them a miss and mount your TV on the wall instead. It's a great space-saver and makes for a contemporary minimalist-chic look that everyone will love.



# TIPS AND TRICKS



## Be Neutral

Calm, even-toned walls and furnishings are a great way to fool the eye into feeling that the room is larger than its actual dimensions. But don't go overboard or you'll end up with a washed-out effect; add patterns and textures to create focal points of interest.



## Employ the Mirror Effect

The oldest trick in the book, mirrors help fool the eye and create a sense of space that just can't be beat. The only downside is that your guests might end up spending more time admiring themselves than your artful home décor.

## Add a Daybed

This nifty hack doubles your bedroom size by exchanging that humongous king size for a daybed that extends into a regular sized bed when needed.





## State

### **GST on under-construction flats slashed to 5%, affordable housing to 1%**

The GST Council has reduced the GST rates for under-construction flats and affordable housing to five per cent and one per cent, respectively and also increased the carpet area of flats under affordable housing.

<https://housing.com/news/gst-real-estate-will-impact-home-buyers-industry/>

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### **Maharashtra government will train construction workers, says Fadnavis at event in Pune**

Devendra Fadnavis, chief minister, on Tuesday, said that the government will now train construction workers. This step has been taken to enhance the skill of construction workers which in turn will help them raise their income levels. The state government through the Maharashtra Real Estate Regulatory Authority (Maha-Rera) signed a memorandum of understanding with the Confederation of Real Estate Developers Association of India (Credai), the apex body of real estate developers. Under the memorandum of understanding, the government plans to employ 500 trainers.

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### **Maharashtra Cabinet nod for proposal to settle pre-GST taxation disputes**

The Maharashtra cabinet on February 20 approved a proposal that seeks to settle all the taxation-related disputes pending before the Goods and Services Tax (GST) came into effect. This is aimed at recovering the revenue that the government was losing due to litigation and clearing backlog of cases, a statement issued by the Chief Minister's Office (CMO) said. A new legislation will be introduced to ensure that people who come ahead to settle their disputes will get a waiver in the range of 1 per cent to 50 per cent in their penalty amount, it said.

**Lokmat 20 Feb**

## State

### **Pulwama Attack: शहीदांच्या कुटुंबांना देणार '२ बीएचके'ची घरे, 'क्रेडाई'ची घोषणा**

'क्रेडाई' (द कॉन्फिड्रेशन ऑफ रियल इस्टेट डेव्हलपर्स असोसिएशन ऑफ इंडिया) या बांधकाम व्यावसायिकांच्या संघटनेने पुलवामा येथील दहशतवादी हल्ल्यात शहीद झालेल्या सैनिकांच्या कुटुंबियांना टू बीएचके घरे देणार असल्याची घोषणा केली. संघटनेच्या अधिकाऱ्यांनी एक पत्रक जारी केले आहे. 'क्रेडाई'चे अध्यक्ष असणाऱ्या जेक्सी शाह यांनी याबद्दल अधिक माहिती दिली. 'आम्ही शहीद झालेल्या जवानांच्या कुटुंबांच्या दुःखःद काळात त्यांच्या सोबत आहोत. आमच्या संघटनेने या दहशतवादी हल्ल्यात शहीद झालेल्या प्रत्येक जवानाच्या कुटुंबाला त्यांच्या राज्यामधील त्यांच्या राहत्या शहरामध्ये टू बीएचके फ्लॅट देण्याचा निर्णय घेतला आहे', असं शाह यांनी सांगितले.

### **Nod to bring Vasai, Panvel, Alibaug, Khalapur, Pen, Palghar under MMRDA**

The state government on Wednesday gave its nod to bring Vasai, Panvel, Alibaug, Khalapur, Pen and Palghar talukas under the Maharashtra Metropolitan Regional Development Authority (MMRDA). The administrative model was adopted by the state government to ensure effective coordination and execution of policies in the local bodies that constitute the extended neighbourhood of Mumbai. The decision is being perceived as politically significant ahead of the 2019 Lok Sabha and Assembly elections. Of the 48 Lok Sabha seats in Maharashtra, Mumbai, Thane, Konkan and Raigad together constitute 12 seats. Whereas, of the total 288 Assembly seats, the regions have 75 seats.

### **परवानगी अधिकृत, इमारती अनधिकृत**

वसई : बनावट कागदपत्रांच्या आधारे बांधकाम व्यावसायिकांनी वसई-विरार शहरांत हजारो अनधिकृत इमारती बांधल्या आहेत. आता महापालिकेची अधिकृत बांधकाम परवानगी घेऊन अनधिकृत इमारती बांधल्या जात असल्याचे उघड झाले आहे. महापालिकेच्या संकेतस्थळावर बांधकाम परवानगी दिल्याची यादी प्रसिद्ध केल्याने संबंधित इमारत जरी अधिकृत असली तरी प्रत्यक्षात त्यात अनधिकृत वाढीव बांधकामे केली जात आहेत. ग्राहकांनी फसवणूक टाळण्यासाठी घरे घेण्यापूर्वी नगररचना विभागात संपर्क करावा, असे आवाहन महापालिकेने केले आहे.

### **आयटीनगरीतील मोकळे भूखंड विकसित करण्यासाठी ग्रामपंचायतीच्या ताब्यात द्या**

हिंगवडी : आयटी पार्कमुळे माण, हिंगवडी, मारुंजी या गावांची लोकसंख्या अल्पावधीत फुगली आहे. त्यामुळे मूलभूत गरजा, सोईसुविधांसाठी प्रकल्प उभारण्याची गरज आहे. मात्र त्यासाठी मोकळे भूखंड उपलब्ध होत नसल्याचे दिसून येत आहे. त्यामुळे आयटीनगरीतील मोकळे भूखंड विकसित करण्यासाठी ग्रामपंचायतीच्या ताब्यात देण्यात यावेत, अशी मागणी करण्यात येत आहे. आयटीनगरीतील ग्रामपंचायतींनी एमआयडीसीकडे याबाबत पत्रव्यवहार केला आहे.

## Nation

### **These factors are making new houses more affordable**

The average affordability of new homes across the country has improved over the past decade, according to an affordability benchmark by Knight Frank India. Affordability Benchmark is a ratio of the average house prices to household incomes. The average apartment in the Mumbai Metropolitan Region (MMR) now costs seven times the average household income as compared to 11 times in 2010, according to the report. The affordability benchmark is based on three parameters -- house price to household income ratio, rent as a proportion of income and real house price growth compared to real income growth.

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### **GST Council defers decision on tax on real estate**

NEW DELHI: The GST Council on Wednesday deferred a decision on rationalisation of tax rates on real estate and lottery till February 24 as some opposition-ruled states demanded that a meeting, where members are physically present, be convened for deciding on such crucial issues. The 33rd meeting of the Council, held through video conferencing, also decided to extend the deadline for filing summary sales return - GSTR-3B - for January by two days till February 22.

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### **Indian real estate industry voyages on its quests for a trillion-dollar economy**

Estimates suggest that from \$120 billion in 2017, the Indian real estate sector has the potential to evolve into a \$650-billion industry by 2025. During this colossal transformation, the sector's contribution to GDP is projected to go up from the present 7 per cent to 13 per cent. Even as the new paradigm in post-RERA scenario ensures this does happen, we also need to factor in ground realities that will play a major role in shaping it into an economy of trillion dollars.

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### **Cabinet approves Phase-2 of PMAY-Gramin**

Cabinet approves Phase-2 of PMAY-Gramin NEW DELHI: The Union Cabinet on Tuesday approved the implementation of Phase-2 of the Pradhan Mantri Awaas Yojana-Gramin (PMAY-G), under which the government has set a target of constructing 1.95 crore houses by 2022. "The left out rural households who are houseless or living in dilapidated houses subject to a ceiling of 1.95 crore would be provided pucca houses by 2022," an official statement said. The decision is part of the continuation of rural housing scheme. The PMAY-G in Phase-2 till 2019-20 will continue as per the existing norms of PMAY-G Phase-I, with a target of 60 lakh houses involving financial implication of Rs 76,500 crore. The Centre's share would of Rs 48,195 crore while the states share will be of Rs 28,305 crore.



## Nation

### Opposition-ruled states block GST cut in realty

NEW DELHI: Opposition-ruled states such as Delhi, West Bengal, Kerala, Chhattisgarh and Punjab on Wednesday sought to block a reduction in GST rate on under-construction houses, arguing that the decision should not be taken through video-conference. But the Centre and BJP-ruled states deferred a decision until Sunday, when the GST Council will reconvene a meeting to decide on rate rationalisation for a large part of the real estate sector and lottery.



### Improvement in ability to own flat in city

Mumbai: The ability to own a residential property in Mumbai has seen the maximum improvement when compared to other leading metros over the last eight years. While Mumbai is still the most expensive city, with a family requiring seven times its annual household income to buy a residential unit in the city, property consultant firm Knight Frank said that the home price to income ratio has come down drastically on account of several factors.

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#### बांधकाम कामगारबेघर राहणार नाही

'बांधकाम कामगार इतरांसाठी घरे बांधतात; पण त्यांना राहण्यासाठी निवारा नाही. त्यांना पालाच्या, पत्र्याच्या, टिनाच्या घरात राहावे लागते, ही शोकांतिका आहे. या कामगारांसाठी 'अटल बांधकाम कामगार आवास योजना' राबवली जात आहे. पंतप्रधान आवास योजनेसोबतच या योजनेअंतर्गत शहरात घर घेण्यासाठी; तर ग्रामीण भागात कच्चे घर पक्के करण्यासाठी २ लाख रुपयांचे अर्थसाह्य दिले जाणार आहे. त्यामुळे येत्या दोन वर्षांत एकही बांधकाम कामगार कुटुंब बेघर राहणार नाही,' असा विश्वास मुख्यमंत्री देवेंद्र फडणवीस यांनी मंगळवारी व्यक्त केला.

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### Kolhapur: Corporators, stakeholders to discuss property tax issue on Wednesday

KOLHAPUR: Corporators are going to discuss the issue of property tax on commercially-rented properties with various organisations on Wednesday. In the meantime, the corporators could not take a firm decision over the tax proposals tabled by the civic administration in the general body meeting held on Monday. The GB meet was adjourned to protest against the attack on CRPF jawans took place recently. Mayor Sarita More immediately announced the next GB meet to take place on Wednesday.

## Nation

बांधकामात रेतीला क्रश सॅन्डचा पर्याय; शासनाची मान्यता

चंद्रपूर : आता बांधकामात रेतीला क्रश सॅन्डचा पर्याय समोर आला आहे. याला तज्ज्ञांनी व शासनानेही मान्यता दिली आहे. मागील काही महिन्यांपासून रेती घाटाचे लिलाव झाले नाही. त्यामुळे शासकीय व खासगी बांधकामे रेंगाळल्याची ओरड होवून मजुरांनाही काम मिळणार नसल्याचे मानले जाते. त्यामुळे आता मशीनमधून रेती तयार करण्यात येत आहे. या मशीनमधील रेतीला क्रश सॅन्ड (काळ्या गिट्टीची भुकटी) म्हणून ओळखले जाते.

### लोकमत

## बांधकाम प्रशिक्षक प्रशिक्षणाला सुरुवात

### महारेराचा उपक्रम : प्रशिक्षक कामगारांना तयार करणार

लोकमत न्यूज नेटवर्क

पुणे : महारेरा (महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण) यांच्या वतीने बांधकाम प्रकल्पातील गुणवत्ता वाढावी म्हणून तिथे काम करणाऱ्या कामगारांना प्रशिक्षण देण्यात येणार आहे. त्यासाठी प्रशिक्षक तयार करण्याच्या शिबिराचे उद्घाटन महारेराचे अध्यक्ष गोतम चटर्जी यांच्या हस्ते मंगळवारी सकाळी नांदेड सिटी येथे झाले. येत्या ५ वर्षांत बांधकाम क्षेत्रात १५ लाख प्रशिक्षित कामगार तयार करण्यात येणार असल्याचे चटर्जी यांनी या वेळी सांगितले.

रेरा कायद्यांतर्गत देशभरात ३५ हजार बांधकाम प्रकल्पांची नोंदणी झाली आहे. त्यातील १८ हजार प्रकल्प महाराष्ट्रात आहेत. चटर्जी म्हणाले, रेर कायद्यात बांधकामाच्या दर्जाबाबत काही तरतुदी आहेत. बांधकाम प्रकल्प पूर्ण झाल्यानंतर पाच वर्षांपर्यंत बांधकाम पद्धतीतील काही त्रुटी आढळल्यास ग्राहकाला याविषयी रेरकडे दाद मागता येते. त्यामुळे अशा त्रुटी राहूच न देणे गरजेचे आहे. व्यवस्थित निकष वगैरे पाळून बांधकाम केले तर ते शक्य आहे. त्यामुळेच बांधकाम प्रकल्पात काम करणाऱ्यांनाच आवश्यक आहे.

#### प्रशिक्षणासाठी ३ कोटी रुपयांचा निधी

- हे प्रशिक्षक बांधकाम सुरु असलेल्या ठिकाणी जाऊन तिथे काम करणाऱ्या कामगारांना प्रशिक्षित करतील अशी माहिती चटर्जी यांनी दिली. प्रशिक्षक तयार करण्यासाठी क्रेडाई पुणे मेट्रोची मदत घेण्यात आली आहे. महारेराच्या वतीने या ५०० तज्ज्ञ प्रशिक्षकांच्या प्रशिक्षण प्रक्रियेसाठी ३ कोटी रुपयांचा निधी उपलब्ध करून देण्यात आला असल्याची माहितीही त्यांनी या वेळी दिली.
- क्रेडाईचे नियोजित राष्ट्रीय अध्यक्ष सतीश मगर, क्रेडाई पुणे मेट्रोचे अध्यक्ष श्रीकांत परांजपे, वरिष्ठ उपाध्यक्ष सुहास मर्चंट, सचिव रणजित नाईकनकर, क्रेडाईच्या कामगार कल्याण समितीचे अध्यक्ष जे. पी. श्रॉफ, क्रेडाई पुणे मेट्रोचे महासंचालक डॉ. डी. के. अभ्यंकर, महाव्यवस्थापिका ऊर्मिला जुल्का यांबरोबरच कुशल क्रेडाईचे समीर बेलवलकर, कपिल त्रिमल, अभिजित अचलारे, महारेराचे मुख्य तांत्रिक अधिकारी ज्ञानेश्वर हडदरे उपस्थित होते.

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### ‘भाडेकरूंना आता मोफत घरे’

पुणे : वाड्यांच्या पुनर्विकासासाठी राज्य सरकारने काढलेल्या आदेशामुळे भाडेकरूंना मोठा दिलासा मिळाला आहे. ज्या भाडेकरूंकडे तीनशे चौरस फुटांच्या आतील जागा ताब्यात असली तरी, त्यांना किमान ३०० चौरस फुटांची सदनिका मोफत मिळणार आहे. तीनशे चौरस फुटपेक्षा जास्त जागा असेल, तर त्यांच्या ताब्यातील क्षेत्रफळाएवढीच जागा मोफत द्यावी लागणार आहे. अशा प्रकारे जास्तीत जास्त ७५३ चौरस फुटांपर्यंत मोफत सदनिका भाडेकरूंना मिळण्याचा मार्ग मोकळा झाला आहे. मात्र ७५३ चौरस फुटांपेक्षा जास्त जागा असेल किंवा वाढवून जागा हवी असेल तर वरील जादा क्षेत्रफळासाठी रेडी-रेकरमध्ये असलेल्या बांधकामाचा दरानुसार पैसे भरावे लागणार आहेत.

## Nation

### **RERA, more demand from buyers drive growth of affordable homes, finds survey**

A SURVEY conducted by Knight Frank India has shown that houses across the country have become more affordable since 2010. This has been attributed to the implementation of the Real Estate Regulatory Act (RERA) and increasing demand from homebuyers, forcing developers to shift from the luxury to the affordable housing sector. As per the survey report, there is a decline in the average size of residential units, contributing to growing affordability in the market.

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### **GST Council meet today: GoM favours 3% tax for affordable housing category**

NEW DELHI: A Group of Ministers (GoM) headed by Gujarat Deputy Chief Minister Nitin Patel which has favoured 3% tax on the affordable housing category, down from 8%, has submitted its report to the GST Council for taking it up and decide on it by Wednesday. The Council, in its meeting on Wednesday, might also consider reducing tax on cement from 28% to 18% to boost the realty sector.

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### **Saudi Arabia asks India to allow foreign ownership in real estate**

New Delhi: Saudi Arabia wants India to open up its real estate sector to foreign ownership, which will lead to investments of hundreds of millions of dollars in residential and commercial properties, according to Kamil S Al-Munajjed, chairman of Saudi India Business Council. It also wants India to change laws to allow Saudis to own agricultural land to help enhance food security while reducing excessive dependence on oil, he said.

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### **Classification of buyers as financial creditors escalates default risk for developers with delayed projects: ICRA**

MUMBAI: The treatment of home buyers as financial creditors under the Insolvency and Bankruptcy Code (IBC) framework has increased the default risk for real estate developers, especially those having legacy projects that have been delayed for long periods, said ratings agency ICRA. As the amounts paid by home buyers now constitute a financial debt, any delay in handover of the property as per the commitments in the sale agreement can be grounds for initiating the corporate insolvency resolution proceeding under the IBC.

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### **Real estate tops bankruptcy chart; construction, metals and textiles follow**

Though distress ruled over most sectors in the Indian economy in the last couple of years, the data of Insolvency and Bankruptcy Board of India (IBBI) shows that the companies in real estate and renting business have been affected most, besides the same in construction, retail & wholesale trade, metals and textile. Of the 1484 companies admitted for resolution under Insolvency and Bankruptcy Code (IBC), 612 are from the broader manufacturing sector, which includes metals, textiles, food and beverages and machinery and equipment.





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