

VOLUME # 13
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THANE



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PROPERTY RIGHTS
OF WOMEN

WE ARE "CREDAI MCHI - THANE UNIT"

A natural partnership with all city stakeholders MCHI-THANE has always been very clear that fine housing complexes and shopping malls cannot stand in isolation. A great City is the sum total of great buildings, great infrastructure and great people. MCHI has been committed to growth of the real estate sector and is credited with the harmonious growth and rise in quality and standards of construction in Thane City in the past decade.

Its aim as an Association of Developers has been to seek rational rules and regulations which are uniformly applied across the board as this will to a great extent result in speedy construction, cost reduction, fair pricing and a push for better quality standards at par with the developed world, with a high level of transparency.

VISION & MISSION

MCHI-THANE has always believed that a great city is the sum total of great buildings, great infrastructure and great people. MCHI-THANE believes that through strategic partnerships with the Thane Municipal Corporation, MMRDA and MIDC Thane which have already contributed substantially to the infrastructure, Thane can become a Great City with tremendous potential for Real Estate and Commercial Growth.

This will attract huge investments leading to ample lucrative employment opportunities for its citizens. The general climate of prosperity will trigger high investment and growth in retail and entertainment complexes. All that is needed for encouraging this virtuous cycle is longterm vision and mutual co-operation on the part of all stakeholders.

MCHI-Thane intends to reposition Thane City as:

- Well governed with good infrastructure
- Eco-Friendly
- Cost Effective
- Culturally Advanced
- Vibrant Cosmopolitan City
- In short, a great place to Live, Work and Play



- Courtesy: epaper.timesofindia.com -

THE BEST TIME TO INVEST IN THE MARKET IS ALWAYS NOW

There is no denying that real estate is one of the most stable assets always appreciating in value. Therefore, the best time to invest in the market is always NOW as the value will only multiply in the long-term.

So, what causes property prices to appreciate? What are the key influencers playing their part here?

'DON'T WAIT TO BUY REAL ESTATE; BUY REAL ESTATE AND WAIT'

ECONOMY:

One of the key factors that affect the value of real estate is the overall health of the economy. This is generally measured by economic indicators such as the GDP, employment data, manufacturing activity, the prices of goods, etc. Broadly speaking, when the economy is sluggish, so is real estate.

INTEREST RATE:

Change in interest rates can greatly influence a person's ability to purchase residential property. That is because lower the interest rate, lower the cost of

borrowing to buy a home, which creates a higher demand for real estate, which again pushes the prices upwards.

RENTAL INCOME:

High rental income results in high rental yields, which attract investors to the real estate market, thus increasing the demand and in turn resulting in price appreciation of property.

GOVERNMENT POLICIES:

Legislation is also another factor that can have a sizable impact on property demand and prices. Tax credits, deductions and

subsidies are some ways the government can boost demand for real estate.

- Amit Goenka,
MD & CEO, Nisus Finance

- *Courtesy:*
epaper.timesofindia.com-

DIY IDEAS FOR YOUR HOME

1. Paint a large window frame/ closet doors and fix it as a room divider. This is especially useful because you can open the doors whenever required to create more space. You can also stick to the basics and use beaded/shell curtains and hang them from the ceiling.
2. Incorporating a life-size bookshelf is a classic way to create a room divider. This helps divide the room and provides you with your very own library. Add a comfortable couch near the bookshelf and you have your very own reading nook.
3. If you wish to nurture your green thumb, then you can incorporate some plants too. Adding hanging plants at varying heights creates an illusion of two separate spaces.
4. Sliding doors prove efficient as you have the option to open and shut them as per your requirements. Try to use sliders that are in sync with your décor.
5. Mirrors can make your room look spacious, thus incorporating a ceiling to floor length mirror will work as a room divider as well as help make the room look bigger.

DIY IDEAS FOR YOUR HOME

6.

If you wish to add more storage space, then a cabinet or a classic storage unit can be used as a divider.

7.

If you enjoy movie nights, set up a projection screen and use that as a divider. This way you have your very own movie screen at home.

8.

In case you want to put a wall or if you already have one, then you can use chalkboard paint and make it a part of your daily life. You can write quotes, to-do lists or let it be a canvas for your child.

Credit Score



BUILDING A GOOD CREDIT SCORE

- > The loan or card dues repayment history
- > For how long have you had the credit
- > The credit limit of the borrower and how he is faring along the repayment line
- > Enquiries on the credit report
- > The banks and financial institutions would also look at other parameters like demographics, employment profile and in a few instances, the saving habits and assets owned by the individual.

PROPERTY
RIGHTS OF
WOMEN
ONE SHOULD
BE AWARE OF

...



PROPERTY RIGHTS HAVE EVOLVED SINCE THE COUNTRY FOUGHT ITS WAY TO FREEDOM. AND ONE OF THE BIGGEST BENEFICIARIES OF THIS EVOLUTION ARE WOMEN.

1. The right to a father's or husband's property since 2005. This was contested and the rule changed for women, irrespective of the year in question. The court even overturned the rule in one such case. Now, you, as a woman, can claim your equal share among the siblings.
2. The Hindu law finally caught up when the amendments came in 2005. You will get a 50-50 share between you and your sibling/s.
3. In cases where the surviving kin are women, they too are legal owners of the property.



BUYERS TODAY
ARE LOOKING
BEYOND THE PRICE
OF THE PROPERTY

SELECTING A LOCALITY FOR YOUR HOUSE

HERE'S WHAT YOU SHOULD LOOK OUT FOR.

LOCATION:

Be sure about your objective - is it for self-occupation or investment? If you have a budget constraint, choose a location that is suitable for every member of your family.

CONNECTIVITY:

It doesn't matter if a project is 'affordable' or 'luxurious', it is not feasible if you cannot reach it or get out of it; Investors need to look at many location parameters, such as benefits from approach roads that allow for convenient vehicular egress and ingress.

GOVERNANCE AND SECURITY:

Check how well the locality is governed and what the crime rate is to determine the liveability quotient of the area; Make sure there is a police station near your house; the roads are well-lit and the area is safe for children and senior citizens.



PROFESSIONAL PROPERTY MANAGEMENT SERVICES

With a growing number of house-owners not having the time to take care of their property, they are beginning to rely on professional property management services to take care of their needs

Many from the earlier generation may have built houses to live in them. But today, buying a house is not merely to live in it, but is also seen as an investment. Hence, today, an owner need not essentially live in the same house. And this is where home management services are sought.

These property management companies offer a range of solutions that include buying and selling houses, as well as finding tenants for the

house. Tenants are often interviewed, the information is verified and shared with the house owner. Sometimes it is also their job to find tenants according to the house-owner's preferences.

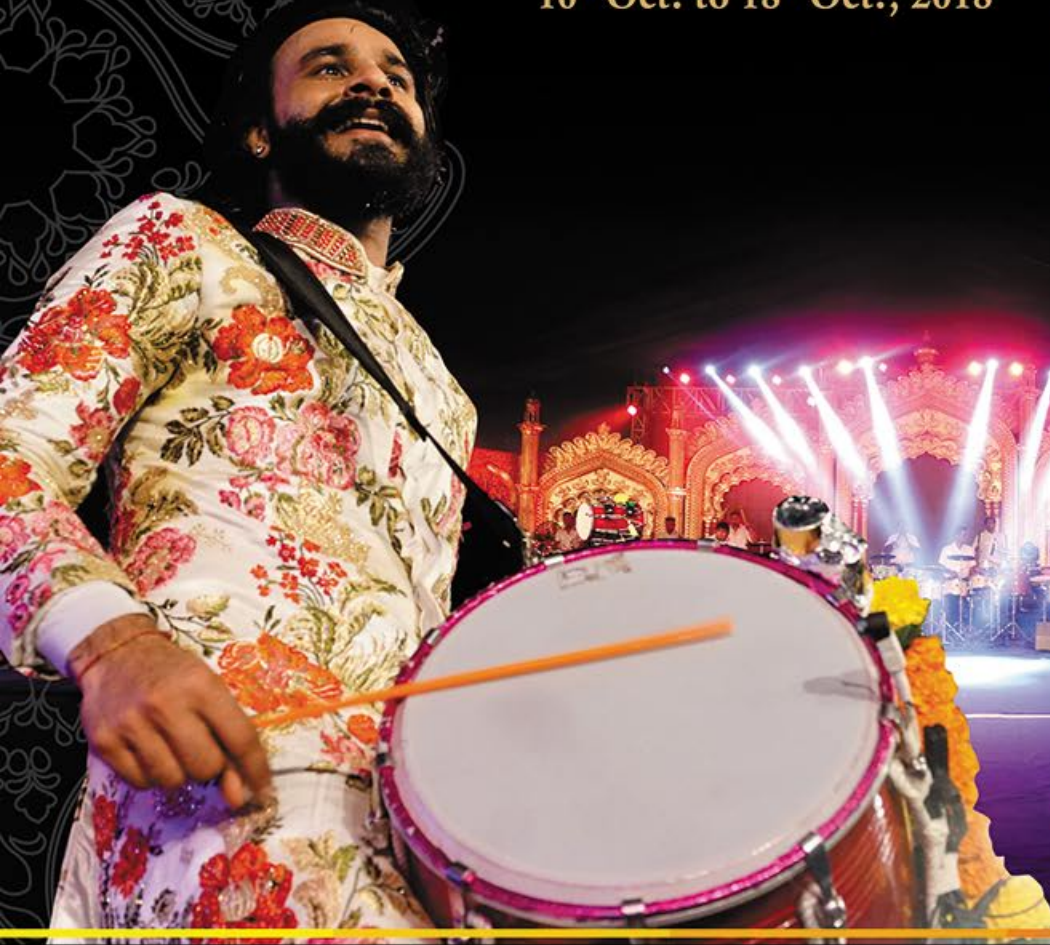
Further, services pertaining to electrical, plumbing, carpentry, flooring, wood work and painting are taken care of by a team from property management service companies. Also, property tax, maintenance fee, water and sewer charges, and other expenses are paid on time

by these organisations. They visit the property from time to time to check if it has been wellmaintained by its occupants . Also, pictures and videos of the property are shared with the owners.



Presents

10th Oct. to 18th Oct., 2018



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