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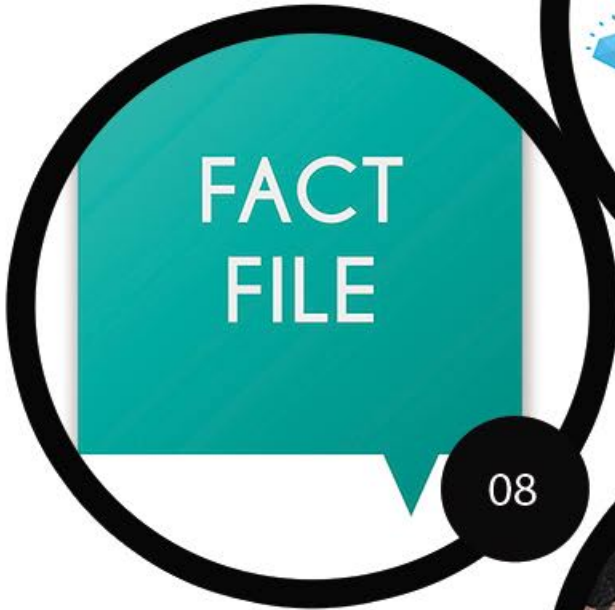


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CREDAI MCHI Thane's 17th Real Estate & Housing Finance Expo

# 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.

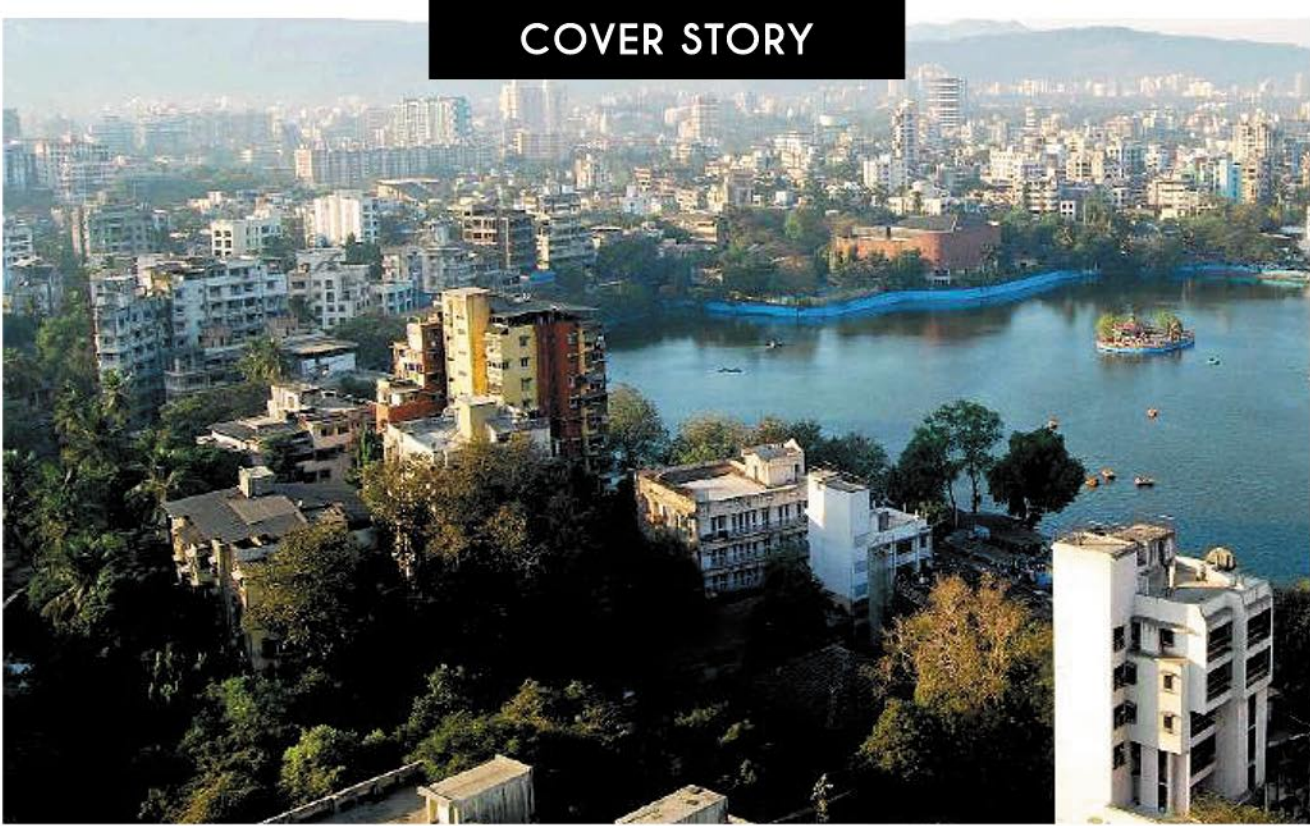
## VISION & MISSION

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: timesofindia -

# THANE IS PROVING TO BE A REALTY HOTSPOT

**T**hane, popularly known as the 'City of Lakes', has climbed up the popularity ladder and risen on the realty map of Mumbai in the last decade. So, what has worked in favour of this city? Why are home-buyers looking to park their money here? Let's understand...

# STRONG CONNECTIVITY, BUZZING RESIDENTIAL SCENE AND A GROWING COMMERCIAL MARKET



## KNOW YOUR CITY

- Thane is also called the 'City of Lakes'
- **Total population:**  
1,841,488
- **Average literacy (%):**  
89.41 per cent
- Thane is a part of the '100 smart city mission' list

- Source: 2011 Census

**T**hane is surely scoring over its counterparts on all grounds - whether we talk about residential projects, connectivity quotient or even the appreciation potential and therefore, it would surely be a wise call if a potential buyer is looking to make Thane their home this year.

"With property prices skyrocketing in the island city, Thane offers an excellent option to homebuyers, with many premium township projects coming up. Also, with the announcement of major infrastructural projects, Thane is not only attracting a lot of reputed developers, but also the city is emerging as an IT hub" says, Mayur Shah, president, CREDAI-MCHI

## FACT FILE:

Thane is gaining prominence as an IT/ITeS destination due to attractive rentals and increased uptake of absorption levels, which has taken place in the last couple of years

- Courtesy: timesofindia -

# WHAT ARE REITS?

1. **Real Estate Investment Trust (REIT)** is one of the legitimate ways to bolster institutional funding. Thus, global and domestic investors are optimistic about their prospects.
2. REITs are listed on stock exchange, just like the mutual funds
3. Smaller investors who cannot invest in realty assets can invest here
4. The stockholders of a REIT earn a share of the income produced through real estate investment
5. Listed REITs provide liquidity, thus providing easy exit to the investors
6. REITs would allow retail investors to place funds relatively safely in the country's real estate market



# FACT FILE

*Thane* is gaining prominence as an IT/ITeS destination due to attractive rentals and increased uptake of absorption levels, which has taken place in the last couple of years

-Courtesy: [epaper.timesofindia.com](http://epaper.timesofindia.com)-

WWW.MCHITHANE.ORG

# WHAT GIVES THANE AN EDGE?

A shortage of land and exorbitant prices have driven home-buyers away from the main city and here is where, Thane has woven its magic and attracted all the potential buyers. Earlier, people had to travel to the main city for work purposes; hence, they did not wish to buy a house at the peripheral areas of the city. However, Thane has emerged as an IT hub and opened up employment avenues, thereby giving the city the much needed boost.

There were certain gaps, which had to be addressed so that Thane could emerge out of Mumbai's shadow and to a large extent, the city has successfully managed to achieve just that. "Besides a focus on boosting connectivity and building quality residential projects, the authorities have also worked towards improving the green cover and quality of air. And since everybody is working towards improving the standard of the living for the people of Thane, the future only looks bright and promising," explains Kundan Mehta, a home-owner.

Nationally, the real estate sector is undergoing a lot of changes due to the major reforms, which kicked in last year. However, Thane has held its ground and withstood the winds of change. Earlier, people were apprehensive about investing in under-construction projects; however, post RERA, the inventory is slowly starting to clear out. Besides, there is no inventory in the ready-to-move-in segment, which is one of the key achievements of the city, believe experts.

# INFRA UNDER FOCUS

The satellite town has witnessed some of the biggest infrastructural projects taken up and completed in the recent past, which has indeed made it a growth story worth writing about. "From widening the internal roads to building flyovers connecting Thane to the main city - there have been some concrete steps taken to boost the connectivity of the area," mentions Ajay Ashar, president, CREDAI-MCHI Thane Unit.

There has been a lot of emphasis on beautification of the existing roads; betterment of the existing railway station; preparing a channel for equal distribution of water and upgradation of sewage and waste management as well, which have increased the liveability quotient of the area. "All the projects are designed and planned keeping the future in mind. Therefore, it is this futuristic attitude, which is giving TMC the edge. Also, once Metro-4 (Wadala-Thane-Kasarvadavali) project becomes functional, it will not only boost connectivity, but also give a fillip to the realty sector," adds Ashar.

Besides working towards a strong physical infrastructural framework, the stakeholders are also working towards providing a wholesome living experience to the existing home-owners and potential buyers. "Thane has seen some of the most renowned schools and colleges setting up their base here. Also, multispeciality hospitals, vibrant cultural centres (theatres, multiplexes, parks, museums, etc), famous food chains among others have risen in number, thereby giving an easy access to existing home-owners," says Lata Jain, a home-owner.

- Courtesy: Times Of India -

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# DIFFERENCES BETWEEN LA

## LOAN AGAINST PROPERTY

- 1 The individual takes the loan by mortgaging the house/ property
- 2 Since the rate of interest is lower, LAP EMIs turn out cheaper usually about 12-16 per cent
- 3 Maximum loan eligibility is determined by the value of the property and income
- 4 Maximum loan tenure is upto 15 years (180 months)
- 5 Secured loan



- Courtesy: Times Of India -

# LAP AND PERSONAL LOANS

## PERSONAL LOAN

- 1 An individual can take a personal loan without any security or guarantor
- 2 Higher interest rates compared to LAP, usually in the range of 16-21 per cent
- 3 Since the rate of interest is high, EMIs for personal loans are also high Maximum loan eligibility is determined primarily by an individual's income
- 4 Maximum loan tenure for a personal loan is upto 5 years (60 months)
- 5 Unsecured loan



- Courtesy: Times Of India -

# ASK AN EXPERT!

Queries can be sent via email on [info@mchithane.org](mailto:info@mchithane.org)

*Recently, my bedroom ceiling had fallen but luckily no one was hurt. Also, my building walls have developed huge cracks and it seems like the building is so vulnerable that it will collapse any time soon. Hence, kindly let me know who should bear the charges, of the recent mishap?*

It shall be the responsibility of the committee to maintain the property of the society in good condition at all times. Under the model by-laws, structural repairs of roofs of all flats as well as repairs to external walls of the building are required to be carried out by the society at its cost. Thus, you could write to the society to do the needful.

*My uncle who owns a flat in a co-operative society has expired. He had nominated me as his sole nominee. I submitted an application to the society (Form 15) along with all the requisite documents for transfer of flat in my name, with a cheque for Rs 100/- as entrance fee. However, the secretary has orally advised me to pay Rs 25,000/- as premium and Rs 500/- as transfer fee, as per the practice/ society's decision. Is this demand justified? If so, under which provisions?*

The society charging a ' premium demand of for Rs 25,000 is not justified, as it is clearly mentioned in the note to by-law no 38 that the condition of payment of premium shall not apply to transfer of shares and interest of the transferor in the capital/property of the society to the member of his family or to his nominee or his heir/legal representative after his death and in case of mutual exchange of flats amongst the members. Appendix-15 also only mentions an amount of Rs 100 payable as entrance fee for application for membership by a nominee.

*Is the area of the balcony included in the carpet area? Our builder considered the balcony area as carpet area. Please advise.*

As per the Regulations of Real and Estate Development Act, 2016 (RERA), carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment. Exclusive balcony or verandah area means the area of balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment meant for the exclusive use of the allottee.

- Courtesy: Times Of India -

# CREDAI MCHI PROPERTY-2018 THANE, SAW AN OVERWHELMING RESPONSE FROM THE BUYERS

Curtains came down on the C R E D A I - M C H I Property-2018 Thane, which was held from 8th to 11th February 2018, with both, developers and potential buyers coming together on a common platform.

Also, Thane has seen an unprecedented growth in the last five years and with a comprehensive plan earmarked for the next three years, Thane has been poised to reach greater heights.

The exhibition has also been a testimony to the fact that RERA and other reforms have not slowed down the sales, but in fact, further strengthened the relation between buyers and developers.

PROJECTS  
ON DISPLAY

**250+**

RERA  
REGISTERED  
PROJECTS

FOOTFALL:

**8000+**

NUMBER OF  
FLATS BOOKED:

**103**

NUMBER OF  
SITE VISITS:

**500+**

NO. OF POTENTIAL  
BUYERS SEALING  
THE DEAL WITHIN  
A MONTH:

**350+**

LOANS  
SANCTIONED:

**Rs 232  
crore**

PARTICIPATING  
DEVELOPERS:

**40+**

- Courtesy: Times Of India -

FEBRUARY 8TH - FEBRUARY 11TH, 2018  
HIGHLAND GARDENS, THANE

WITH GREAT PRIDE, PRIVILEGE AND HONOUR  
CREDAI MCHI THANE UNIT ANNOUNCES  
FLAGSHIP EVENT PROPERTY EXPO 2018

**CREDAI-MCHI  
THANE'S 17TH REAL  
ESTATE & HOUSING  
FINANCE EXPO**





# PAST EVENTS





CREDAI-MCHI  
THANE'S 17TH  
REAL ESTATE &  
HOUSING FINANCE  
EXPO



# PHOTO GALLERY





**CREDAI** - **MCHI**  
**THANE UNIT**

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