

VOLUME #12
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THANE



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Not without my family

82% of millenials continue to live with their parents

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Insure your life, ensure your home

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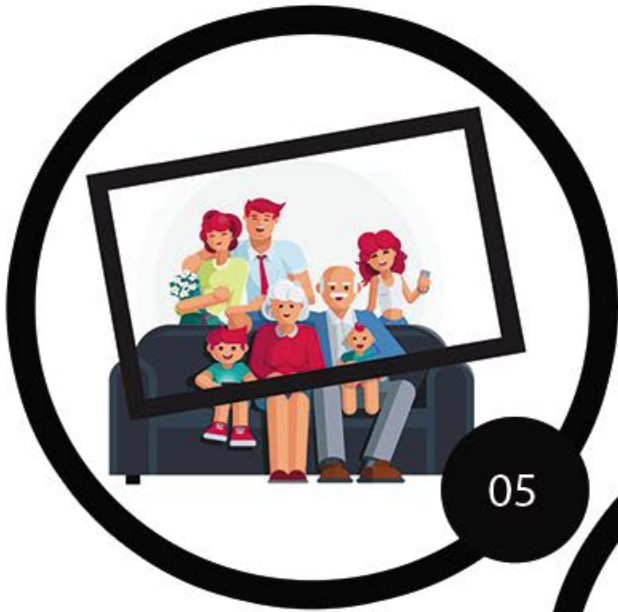
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WE ARE "CREDAI MCHI - THANE UNIT"

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 -

NOT WITHOUT MY FAMILY

In Asia Pacific, two-thirds of the region's millennials (those born during the 1980s and mid 1990s) choose to live with parents.

Whether the said upbringing is healthy (or otherwise) is debatable but Indian parents are hardly seen urging their children to 'move out'. The report also highlights that Asia Pacific millennials intend to remain in the family home for longer, with just 33 per cent planning to move out within the next two years. It also says that compared to their global counterparts, Asia Pacific millennials spend less on basic living expenses such as accommodation, transportation, etc. This enables them to save 18 per cent of their income.

82% OF INDIAN MILLENNIALS CONTINUE TO LIVE WITH THEIR PARENTS

Since millennials comprise one-fourth of the workforce in Asia Pacific and are a rapidly growing source of spending power, their growing influence can't be overlooked. Also, while statistics point out that millennials are comfortable staying with their parents, they harbour adequate (and justifiable) reasons to do so ranging from soaring property prices to one's personal choices pertaining to career or life goals. That said, millennials are not dismissing the idea of becoming home-owners.

HOW CAN DEVELOPERS LURE THE YOUTH:

- > Affordable housing for rent and sale
- > Innovation in structuring mortgages and home-ownership schemes for young first time home-buyers
- > Compact, modern and practical units providing good amenities and accessibility
- > Availability of long tenure home loans
- > Subvention schemes (ideal for those paying rent and not willing to start EMIs immediately)

FACT CHECK:

- > Around half of millennials globally still live in the family home. In Asia Pacific, almost two-thirds of the region's young adults are still living with their parents
- > 18% of respondents have no plans to move out at all
- > 68% of respondents not living with their parents choose to rent

ADVANTAGES

HOME LOAN PROTECTION POLICY

1. You are eligible for tax benefits under Section 80C if you have paid the premium
2. If you have opted for a critical illness policy, your loan amount is covered too in
3. Your home loan amount is settled by the insurance company with the lending bank or company in the event of your demise. Any excess amount remaining is given to your family or any beneficiary you have nominated
4. If you have taken a joint home loan with several other borrowers, a single group life cover will include all borrowers





It is no surprise that over the years, most societies or apartment complexes in India have not come around to adopting a pet-friendly policy. But, this trend is slowly changing. However, societies are often quite sceptical about allowing pets due to perceived cleanliness and safety issues. But in large townships, it can be adequately handled as it allows for enclosed and

open areas for pets.

While housing societies cannot ban pets, many reject prospective tenants with pets due to problems such as possible injuries, chewed wood and bad odours. Quite often, while the landlord doesn't mind tenants owning pets, it is society members who discriminate against pet owners.

THE PAWFECT PARTNERSHIP

- Courtesy: epaper.timesofindia.com -

ANIMAL WELFARE BOARD OF INDIA GUIDELINES:

- > RWAs have no right to ban residents from keeping pets;
- > They cannot introduce ban with regards to the size of pets;
- > They cannot have bans based on invalid reasons (such as dog barking);
- > No society by-law or regulation can validate a pet-related ban

ACCEPTANCE
OF PETS IN
SOCIETIES HAS
BECOME MORE
COMMON WITH
AN INCREASING
LEVEL OF PET
OWNERSHIP



BEGIN WITH THE END (USER) IN MIND

Focus on the implementation of key reforms, attractive financial schemes
and on accountability and transparency

The impact of RERA:

The developer has to deliver the project as per the timeline submitted to RERA; With the mandate to park 70 per cent of the funds in an escrow account, developers are focusing on completing and selling their ongoing projects rather than launching new ones; There has been a substantial price correction in the market on the back of unsold inventory and implementation of RERA.

Affordable housing, a game changer:

Affordable housing projects are attracting 8 per cent GST; Infrastructure status has been allotted to this segment of housing; Reputed developers are making a foray into this sector, thereby driving sales; Affordable housing has seen a substantial jump in new units launched across top eight cities in the past one year.

In favour of the first-time home-buyers:

Realtors are shrinking the size of the apartments in order to meet the growing need of compact housing; There are exclusive CLSS benefits for first-time home-buyers; The recent amendment in the Insolvency and Bankruptcy Code has put home-buyers on par at financial creditors (banks), thereby strengthening their position; A number of states are offering concessions on stamp duty to first-time buyers and women home-owners.



“

*Don't wait to buy real estate
Buy real estate and wait*

”





INSURE YOUR LIFE

LIFE COVER AND LOAN LIABILITY

Various life insurance policy types come with their own benefits. The term life insurance cover is the preferred one in this category.

COVERS LIFE

A term life insurance policy is a basic yet cheaper type of life insurance instrument that gives immense financial protection, especially if you are a home loan borrower. This is the preferred option because it is easier on the pocket and you can choose the life cover depending on your family's needs and the different stages of your life.

ENSURE YOUR HOME

COVERS CRITICAL ILLNESSES

Opting for a term insurance plan that includes a critical illness health insurance policy, can work in your favour. In this insurance plan - if you are insured - in the eventuality of your suffering from a prolonged illness like cancer, you get a lump sum amount equal to the sum insured.

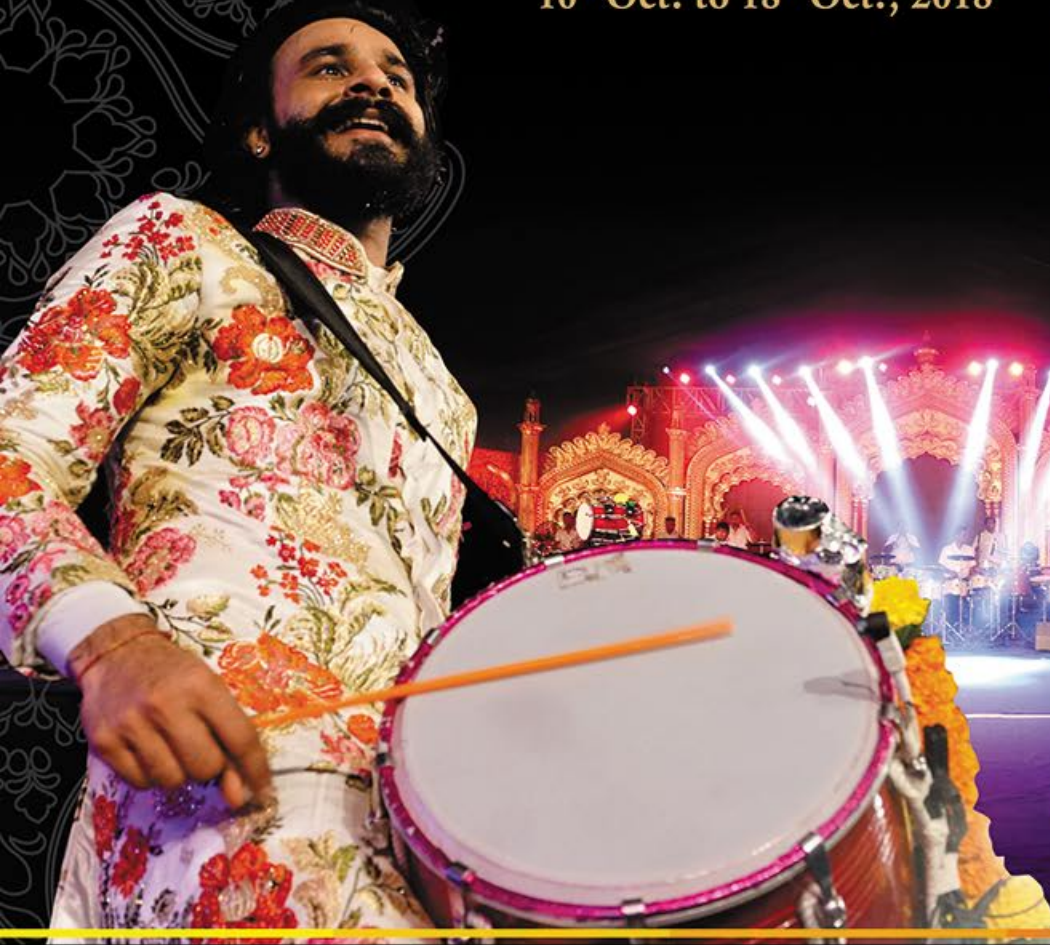
HOW A HOME LOAN PROTECTION POLICY WORKS

In the event of your demise during the home loan tenure, your insurance company will settle your loan with the lending bank under this protection policy



Presents

10th Oct. to 18th Oct., 2018



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