

VOLUME #8  
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THANE



# What's Inside?

Maximise your profits on investments

Pg. 05

This Gudi Padwa, get your piece  
of heaven on Earth

Pg. 09

Tips for women home-buyers

Pg. 16

# CONTENT

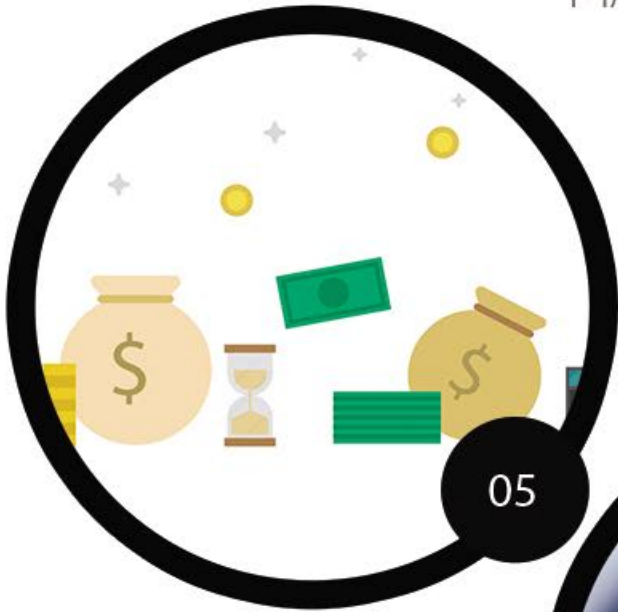
03 MESSAGE  
About CREDAI-MCHI - Thane unit

04 MESSAGE  
Vision and Mission

07 FESTIVE STATEMENTS  
- Gudi Padwa Special -

08 WISE WORDS

13 PLAN YOUR HOME-LOAN BORROWING WISELY

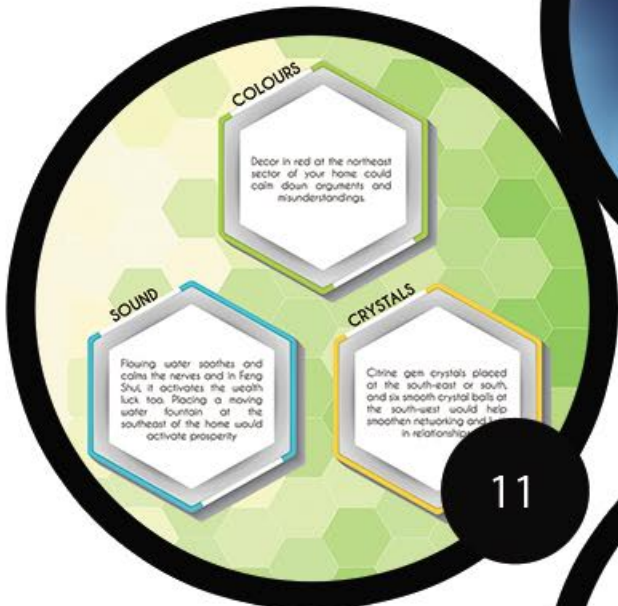


05



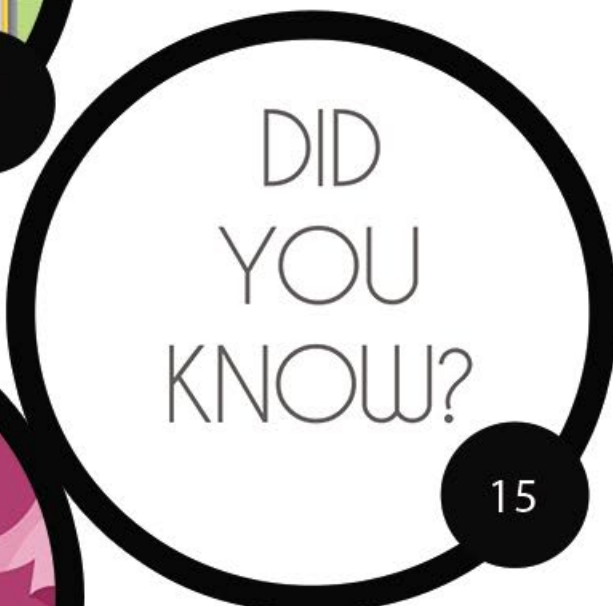
09

09  
THIS GUDI PADWA,  
GET YOUR PIECE OF  
HEAVEN ON EARTH



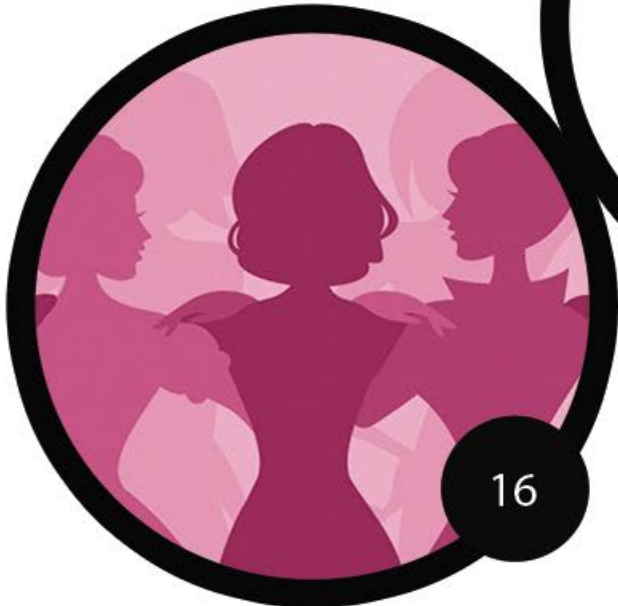
11

11  
RING IN GUDI PADWA  
WITH THE RIGHT SOUNDS,  
AROMA AND DECOR



15

15  
ADVANTAGES  
FOR WOMEN IN THE  
REAL ESTATE SECTOR



16

# 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

# IF YOU OWN A PROPERTY, MAXIMISE YOUR PROFITS ON THE INVESTMENT AND EARN HANDSOME RENTAL RETURNS. HERE'S HOW...

## BETTER UPKEEP

If you own a house in your village or your hometown, it's better to give it on rent as this will help in maintaining the wear and tear.

## MONETARY GAINS

The money received as rental income can be used to pay expenses back at home. You need to figure out the apt rent for your home that suits the budget of the tenant. Once it is in rotation, the rental income will indeed provide some financial relief for the 'rainy days'.

# DO YOU OWN A PROPERTY, WHICH HAS BEEN LYING VACANT? HERE ARE A FEW ADVANTAGES ATTACHED TO RENTING OUT YOUR RESIDENTIAL PROPERTY

## EMOTIONAL ATTACHMENT

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At times, the owner is attached to the property and does not want to sell it. By renting your property, you can safeguard it, provided you have the rental deed and lease in place.

## SECURED GIFT

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Besides getting a stable rental income, you can give this property to your children as a gift. If, by any chance, they wish to move in, they can. Alternatively, they can also enjoy the fruits of rental income as you did.

An infographic with a central orange mandala-like pattern. It features several text bubbles of various sizes, some containing icons like a lightbulb and a house. The background is white with scattered gold stars and teal fireworks. The text is in a reddish-brown, serif font.

GUDI PADWA HOLDS  
A RELIGIOUS SIGNIFICANCE,  
THEREBY MAKING IT AUSPICIOUS  
TO INVEST IN REAL ESTATE

THE TIME NOW  
IS APT FOR  
BUYERS TO CLOSE  
THEIR TRANSACTION  
DUE TO THE CURRENT  
MARKET SITUATION

DEVELOPERS TAP  
ON THIS FESTIVE  
OCCASION BY  
ROLLING OUT  
INCENTIVES,  
FREEBIES AND  
DISCOUNTS

RERA HAS TILTED THE SCALE  
IN FAVOUR OF BUYERS,  
THEREBY INCREASING THE  
CONSUMER CONFIDENCE IN BOTH,  
UNDERCONSTRUCTION PROPERTIES  
AS WELL AS  
READY-TO-MOVE-IN FLATS

THIS PERIOD  
IS A GOOD  
OPPORTUNITY  
FOR THE  
BUYERS



*Real estate cannot  
be lost or stolen,  
nor can it be taken away.  
Purchased with common sense,  
paid for in full  
and managed with reasonable care,  
it's the safest investment in the world.*

- Franklin D. Roosevelt



- Courtesy: Times Of India -

# GET YOUR PIECE OF HEAVEN ON EARTH THIS GUDI PADWA

**ONLY FOOLS RUSH IN**

Don't be in a rush to book your home; do the required homework before you book and make that initial down-payment you had been saving up for. In fact, one of the best ways to make sure that you make a sound investment is to spend a little more money and hire a consultant for a fee that will be nothing in comparison to the loss you might face if you make the wrong investment.





## THE WRITTEN WORD

Get those papers verified from a lawyer of good repute, as it will give you an indication about the ownership of the land (read: Occupation Certificate). Also, cross-check whether or not the house has legal access to municipal water and electricity connection before making the purchase.

## KEY TO THE GATES OF HEAVEN

After the due-diligence, make sure that the key is provided to you on the auspicious day of Gudi Padwa (March 18) or make it official by handing over the token amount to your developer instead.

- Courtesy: Times Of India -

WWW.MCHITHANE.ORG

# RING IN GUDI PADWA WITH THE RIGHT SOUNDS, AROMA AND DÉCOR TO USHER PROSPERITY INTO YOUR HOME

## LIGHTS

Lights and candles are filled with a warm glowing positive energy that is uplifting. Adapt lighting and bright colours in the south sector of your home to step up social, literary and relationship luck.

## FRAGRANCE

Placing aromatic candles in the corners of the living and dining areas will create a sense of tranquillity. Light them in the southeast and north-west spots of your home to activate the good stars of the sector.

## DECOR

Place metal décor, metal wind chimes and artifacts at north and west sectors of your home to clamp down unfavourable energies of this sector. A water plant or water bamboo at east would help mitigate discord and animosity.

## COLOURS

Decor in red at the northeast sector of your home could calm down arguments and misunderstandings.

## SOUND

Flowing water soothes and calms the nerves and in Feng Shui, it activates the wealth luck too. Placing a moving water fountain at the southeast of the home would activate prosperity

## CRYSTALS

Citrine gem crystals placed at the south-east or south, and six smooth crystal balls at the south-west would help smoothen networking and luck in relationships.

# PLAN YOUR HOME LOAN BORROWING WISELY

First, factor in how big a loan you would require. If you have personal funds, you may not need a big loan. If you're lucky enough to procure a soft loan from family or friends, go ahead and take it.

**LOAN  
LUCK**

**FLOATING  
FREE**

Home loan interest rates are of two types - fixed and floating. Decide which one suits your pocket best.

Check how much of your disposable income you are left with every month. This includes what is left after factoring in all your outgoings such as investments, insurance, repayments of car loan, education loan, miscellaneous expenses, etc

**CHECKS  
&  
BALANCES**

## SECURE ASSETS

List all your secure assets, such as National Savings Certificates, insurance policies, provident fund, etc. These are a form of security against a loan, and in turn, can enhance your loan eligibility

The younger you are, the easier it is to procure a loan, especially if you are salaried. If you are seeking a joint loan, a married couple can get maximum loan tenure of 20 years whereas the one with a sibling, parent, or children is restricted to 10 years.

## AGE OF MONEY

## JOINT EFFORT

To make your joint repayment easier, it is simpler to share a joint bank account from where the EMIs can be processed. It is wise to sign a 'home loan sharing agreement' for income tax purposes.

# ADVANTAGES FOR WOMEN IN THE REAL ESTATE SECTOR

- 1. The Hindu Succession (Amendment) Act, 2005:** Daughters having an equal right to the ancestral property, has resulted in women having a say in affairs of the family, getting their share of the property and liquidate to invest in property in their own name.
- 2. Pradhan Mantri Awas Yojna (PMAY):** The government has mandated the property to be registered in the joint names of husband and wife. This initiative not only protects the rights of women from the weaker section, but also ensures ownership rights over the property.
- 3. Income tax benefits:** enables women to claim deductions for payment of interest, principal amount and also depreciation in their name and such benefit can be availed even while the property is held in the joint names of husband and wife.



# TIPS FOR WOMEN HOME-BUYERS

1. BANKS give you a discount on the interest rate at 0.05%
2. DISCOUNT on stamp duty charges
3. YOU will get a tax deduction of upto Rs 2 lakh on the principal amount and interest amount paid annually
4. THE interest rates on home loans are at their lowest at 8.5 per cent
5. BANKS have an array of schemes for the working single woman



- Courtesy: Times Of India -



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