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THANE



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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

RERA AGENT REGISTRATION

According to the legislature, it is mandatory for all the real estate agents to register with the state authority

RERA SECTION 9 TALKS ABOUT THE DEFINITION OF THE AGENT

No agent can sell any project without obtaining RERA registration; Agents' RERA number needs to be documented in every sale facilitated by him; Registration needs to be renewed; Registration can be revoked or blocked if any breach is made to conditions of registration for a specified time.

RERA SECTION 10 TALKS ABOUT THE FUNCTIONS OF THE AGENTS

No project to be facilitated without registration number; Must maintain logs of all transactions; In case of non-compliance, registration can be revoked. Agents can be penalised upto Rs 10,000 per day, which may extend upto 5 per cent of the total estimated cost of the unit in question or may get imprisonment upto a year.

ARE REALTORS RERA PREPARED?

More than 70 per cent of respondents felt that major changes have been made in both customer and vendor agreements, which established that post RERA, developer and vendor share equal liabilities under the contract

More than 50 per cent of the respondents expressed that a focused approach to enhance skillsets of internal teams with trainings is crucial. 37 per cent of respondents felt the need to hire independent experts to manage their projects

Managing RERA compliance is the utmost priority of the developers. However, survey reveals that 45 per cent of the developers have no formal process in place to manage compliance and about 44 per cent have made some modifications to their MIS



- Courtesy: Times Of India -

CLAIMING YOUR HOME INSURANCE

For a claim for crimes like burglary or malicious damage to your property, report to the police and get a crime reference number, which your insurer will require as a part of the claim.

Explain the details to your insurer and ask for the relevant claim form as soon as the damage has occurred. Calls to a helpline will be detailed in your policy documents too

Put together as much evidence and the circumstances surrounding it - photos, estimates for building work, witness statements, damaged items you're claiming for, etc.

If possible, supply receipts, or quotations, etc for items.

Reconsider small claims. If you have built up a decent no-claims bonus, losing it could mean that over the next few years, the increased cost of your home cover outweighs the value of your claim.

SECURE YOUR HOME LOAN WITH A HOME INSURANCE POLICY

A home is where you put most of your life's savings into. It's your comfort zone for the rest of your life and your family's too. And you wouldn't want that jeopardised for anything in the world. Keeping your house safe against any peril should be a priority on your to-do list. Through a home insurance policy, you can recover the cost of the damage, thus giving you the opportunity to restore your home and peace of mind.

A home insurance policy is highly recommended as it shields the house, contents of the house and the family from financial setbacks, property damage, and personal injuries in case of unfortunate incidents, natural calamities, lawsuits, man-made and anti-social activities. The policy supports the individual to financially recover from the loss and rebuild the home.

In the process of restoring an insured house in the aftermath of damages, the insurance company will not only cover your renovation expenses but also your rental outflow on another accommodation. You can choose a bundled product wherein the premium amount is funded by the lender. Check if the policy covers the death benefit, death by accident, permanent disability benefit, etc.

DÉCOR FOR EVERY HOUSE

By incorporating interesting décor and tactfully utilising the available space, you can lend your home an individualistic touch. Here are a few tips that will help you decorate your home.

1-BHK/STUDIO

When dealing with a small space, every inch counts; thus it is wise to invest in multipurpose furniture. Utilise the vertical and horizontal space with tall and narrow storage units. Opt for lighter colours for your apartment as rich, darker colours make spaces appear smaller.

SPACE
UTILITY

MAKE IT
PERSONAL

Adding pictures of you and your family is one of the easiest and quickest ways of making a space more personal. Due to a space crunch, you may not be able to add many statement pieces in the house, but adding pictures could be a conversation starter when you have guests over.

Make a small home interesting by incorporating elements from your life — books, memorabilia, art, stamp collection, etc.

DISPLAY
MEMORIES

-Courtesy: epaper.timesofindia.com-

WWW.MCHITHANE.ORG

2-BHK/3-BHK

THE FURNITURE

Your furniture plays a big role in making space personal. Choose textures and fabrics that make you feel cozy and comfortable. Whether it's an old reading chair or classic bookcase, make it a central attraction for each room.

Colour the main wall of your room with the colour of your choice and match the linen (curtains, bed sheet, pillows, duvets, etc) with that. This helps achieve a puttogether look.

COLOUR IT UP

THOU SHALL NOT OVERDO

While decorating your apartment, it is essential that you don't overdo it. Leave some breathing space; rooms must be clutter-free and tidy. Make your cabinets and storage spaces wisely; leaving visible space will improve the look/feel of a room.

HOUSE-HUNTING TIPS

1. Trust your gut feeling while home hunting. And if you have found a house, which feels like 'home', do not hesitate to take the leap of faith, as it is a risk worth taking.
2. Be extremely clear about your key requirements when home hunting, as it will only make your search more convenient and hasslefree.
3. If you have opted for a home loan, ensure you pay the EMIs on time.
4. Ensure you read the fine print of all the legal documents thoroughly and get it checked from a lawyer as well because the best of us can fall prey to fraudulent tricks.

HOW CAN ONE ENSURE THAT THE HOME IS A SAFE HAVEN?

1. Install grilled doors and secure windows
2. Use the peephole at all times
3. Install CCTV cameras wherever possible
4. Your air conditioning units (box AC) should also be secured as the space can be used to gain access to the house
5. Maintain a copy and verify the identity cards of your house help
6. If you live in a row house, ensure that your external area is adequately illuminated and equipped with a good security system
7. Housing societies should install security measures for all residents

KEEP YOURSELF MOTIVATED AT HOME-OFFICE

- 1.** **MINIMALIST DÉCOR:** With minimal furnishing, you are more likely to avoid being distracted and stay focused. So ensure that you only have things that you require
- 2.** **NOT PROCRASTINATING:** Having a dedicated workspace makes you take your work seriously and thus, your productivity doesn't suffer
- 3.** **BALANCE:** separate your personal space and professional space
- 4.** **MOTIVATION:** Get some flowers for freshness on the table;
- 5.** **ON THE WALL:** Get a whiteboard and mark projects, deadlines and keep a list of to-do things



- Courtesy: Times Of India -

The buyers of today are looking beyond the price of the property and the appreciation potential of an area. And this shift in mindset has emerged because the speculative buyers have disappeared from the market with only 'genuine' endusers making their presence felt. Buyers are buying to live and not to sell.

- KT Ranindran,
dean emeritus, RICS SBE, Amity University



- Courtesy: Times Of India -

How to keep your home cool during summer?



01

Clean your AC

If you maintain and clean your AC often, it will work more efficiently, thus providing you with cooler air with less energy consumption.

02

Switch to LED or CFL lights

They consume less energy and are relatively cooler than the normal bulbs

03

Hide and seek

Work with Mother Nature - draw the curtains when it is hot outside, and open the windows in the evening when it is cooler outside. This will help you keep the heat away but welcome the cool breeze.

05

Open the doors

Keeping the doors open allows the air to move freely bringing down the temperature. Make sure you do not do this when you have the AC turned on.

04

Keep yourself hydrated

If you are cool from within, the chances of you being unable to deal with the heat is less. How you maintain your health has an effect on how the temperature affects you; drink more water, eat fresh produce, and exercise.

DID YOU KNOW?

WHEN YOU ARE IN THE PROCESS OF
DESIGNING YOUR ROOM,
HERE IS A CHECKLIST TO REFER TO:

1. WHICH ROOM AM I PAINTING?
2. HOW MUCH NATURAL LIGHT DOES THE ROOM HAVE?
3. WHAT COLOURS WOULD THE KIDS LIKE?
4. IS THERE A STUDY AREA?
5. DOES THE DINING AREA NEED SOME DECOR ALONG WITH COLOUR?

Once you've asked yourself these questions, choose a colour scheme as the right colours have a unique ability to instantly transform the personality of the room.

- Courtesy: Times Of India -

THE THEORY OF COLOUR

BREAKING CONVENTION

A room with walls of the same colour is a story of the past. Today, there is no sense of trepidation among people when it comes to playing with bold colours, ideas or patterns. So, fit in a colourful attire of designs and embrace ideas that spark your imagination.

In terms of spaces in home décor, the ideal layout would be one that is timeless and adds staying power to your living space. Unlike soft home furnishings, which are easy to refresh, home spaces should cater to the trends of all seasons and for the years to come without compromising on the design aesthetics and current culture of contemporary homes. To achieve a timeless look, one that is as fresh and relevant today as it was yesterday, and will be tomorrow, seek out designs, styles and colours that are 'classic', and that have been created to last in style, colour and materials.

DIY ROUTE

Attention to detail is always well noticed. When designing a smaller room, say the kid's room, a good way to style it is by adding elements of merriment to the ceiling, which will reflect the personality of the kids. For a quick DIY, add Mughal jaalis or Moroccan quatrefoil pattern to get symmetry on your walls and home decor. This can be done using a stencil.

COLOUR BLOCKING

What many are not aware of is the art of colour blocking. Colour blocking is layering together bold and single shade colours. One of the easiest ways to use this technique on the walls of your room is to simply keep them white or neutral, and then pick a bright striking colour like fuchsia or a significantly darker colour to paint halfway up the wall. Geometric patterns work best for colour blocking.



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