

VOLUME #14
SEPTEMBER, 2018
THANE



What's Inside?

Hunting property during
extended monsoon

Pg. 05

What to keep in mind when
purchasing a property?

Pg. 07

Home-hunting tips

Pg. 15

CONTENT

03 MESSAGE
About CREDAI-MCHI - Thane unit

04 MESSAGE
Vision and Mission

09 TIPS TO NUTURE YOUR INDOOR GARDEN

13 WHAT IS EASE OF LIVING INDEX?

15 HOME-HUNTING TIPS

HUNTING PROPERTY DURING EXTENDED MONSOON 05

A great way to assess the property and its surrounding infrastructure is when it's the most vulnerable



05



07



11



14



17

07

WHAT TO KEEP IN MIND
WHEN PURCHASING
A PROPERTY

11

MILLENNIALS ARE
PROVING TO BE A
TOUGH NUT TO CRACK

14

QUOTE

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 -

HUNTING PROPERTY DURING THE EXTENDED MONSOON

It is a known fact that people choose to stay indoors during the monsoons. value will only multiply in the long-term. As we bid farewell to the notorious monsoons, it's time to venture out and observe the remnants that the season has left behind. And if you are a home-buyer, rush to the nearest project site for an inspection to figure out its current condition before the flaws are fixed, especially if the last time you inspected it was during the summers. There's going to be a stark difference between your observations during the summer and post monsoon. Do not let the light showers deter you.

A GREAT WAY TO ASSESS THE PROPERTY AND IT'S SURROUNDING INFRASTRUCTURE IS WHEN IT'S THE MOST VULNERABLE

PROPER SEALING OF THE USABLE WATER SUMPS:

High-rise multiplexes, larger societies and individual houses generally come with underground sumps to store usable water. Without proper sealant in place, there are high chances of dirty water leaking into the sumps, especially during monsoons. This can result in various health hazards and hence, needs a thorough inspection always, especially before deciding on buying a property.

WINDOW SHEDS:

One of the concerns that property owners share during monsoons is the absence of proper window sheds/ facades in the building as it means less protection from the rain and higher chances of leakage. These structures are especially needed in the areas with windy monsoons, in the high-rise apartments or houses with poor ventilation.

PROPER DRAINAGE:

A poor drainage system can result in water-logging that not only damages the property but also makes commuting unsafe and unhygienic. Uneven roads and surfaces, absence of proper outlets can also result in water-logging, both inside and outside the building.

- Courtesy:
epaper.timesofindia.com-

WHAT TO KEEP IN MIND WHEN PURCHASING A PROPERTY

FROM A DEVELOPER:

If you are considering an under-construction project, ensure that the project has a RERA registration number, which certifies that the project is legit; Ask the developer to incorporate all the mutually agreed upon features/amenities in the agreement and make provisions for a penalty in case of nonfulfilment of terms.

FROM AN INDEPENDENT OWNER:

If you are opting for an apartment in a housing society, request for the original share certificate; Cross-check if the electricity and telephone bills are under the name of the legal owner and society's maintenance bills to ensure there are no pending payments for the home you intend to buy; Request the society for an NOC (No Objection Certificate) and a No-Due certificate.



- Courtesy: Times Of India -

WWW.MCHITHANE.ORG

TIPS TO NURTURE YOUR INDOOR GARDEN

1

To ensure that your indoor plants survive, it is crucial that you opt for plants that require less sunlight.

2

You can use a) Used coffee dregs or tea leaves; b) Banana peels; c) Washed and crushed egg shells; d) Peels of other fruits and vegetables. Bury them under the soil till they decompose and turn into fertilisers.

3

Mist them with a spray bottle. This will keep the leaves clean and fresh. It will also help keep dust at bay, thus enabling photosynthesis.

4

Keep a tray below the plants to collect the excess water. If the pot does not have drainage holes, then make sure you water only when required.

5

Utilise the water that you use to clean your vegetables in the kitchen; also the water left over in the pot after you boil vegetables or eggs can be cooled down and used to water the plants. This water has the nutrients that plants require.

6 People who tend to kill their plants can start with succulents; they require less care and water and can survive even when neglected.

7 Pruning is essential to help the plant grow.

8 To make an organic pesticide, blend some chilies and garlic together and add it to a litre of water. Let it sit for a couple of days and then use a part of this mixture with your regular water and spray it on the leaves.

9 If you notice your plant is getting too big, consider transplanting it into a bigger pot.

10 Pay attention not to over or under water the plants.

MILLENNIALS ARE PROVING TO BE A TOUGH NUT TO CRACK

Are the millennials of today active real estate players? Are they keen to invest their savings in a home? Well... the developers certainly don't think so and are increasingly finding it tough to cater to this segment of buyers. In fact, despite spending a considerable amount of time trying to sell real estate to potential young buyers, millennials have shied away from realty either due to projects failing to impress them or because of the home loan tenure.

Don't repeat:

Ignorance is bliss, they say; however, in the case of the millennials, always remember that they are well-aware and well-read. Hence, do not feed them the same information. Provide them a fresh perspective and entice them.

Don't delay:

Don't procrastinate in giving them the technical information they seek.

Optimum utilisation of time:

The millennials have age and time on their side; therefore, the developers should take advantage of it as it will prove to be a win-win situation for both, developers as well as the end-users.

Don't talk down:

If a millennial feels that you are either talking down or not taking them seriously, he/she will take their business elsewhere.

Use technology:

Create a database of your millennial clientele and follow up with updates on their site visits instead of an e-mail and typical sales calls.



EASE OF LIVING INDEX?

It is an initiative of the Ministry of Housing and Urban Affairs (MoHUA) to help cities assess their liveability of global and national benchmarks.

It encourages cities to move towards an 'outcome-based' approach to urban planning and management

-Courtesy: epaper.timesofindia.com-

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*Real estate provides
the highest returns,
the greatest values
and the least risk*

- Armstrong Williams



HOME-HUNTING TIPS

GATED COMMUNITIES

There is a sense of security and community. Maintenance costs of such properties are quite high and it often becomes difficult to pay charges for the club, pool, gym, movie theatre, etc. These communities are also located far from places of business and therefore, commuting is difficult.

LOW-LYING AREAS

Every city has a particular topography with a number of lowlying areas. These areas generally are waterlogged during heavy rains, which hampers connectivity. Thus, avoid buying a home in areas that are prone to flooding during monsoon. The trade off? Many choose to reside in the areas close to the city; the advantage is 24-hour electricity and easy accessibility to the work and recreational centres.

HOME-HUNTING TIPS

FOUNDATION MATTERS

The foundation of your building should be wellsecured. Ensure that there is enough space between your building and the neighbouring buildings. A case at Mumbai, in late June this year, where a portion of the compound wall of an upscale residential complex came crashing down, showed that one has to make sure the area is not prone to illegal constructions.

CONNECTIVITY IS THE KEY

MAIN CITY:

The biggest advantages are that time and energy are saved in travelling to and from the city. The reduced travel time also means that when the lifelines of the city - local trains or metro - are out of service, it is easier to reach the city.

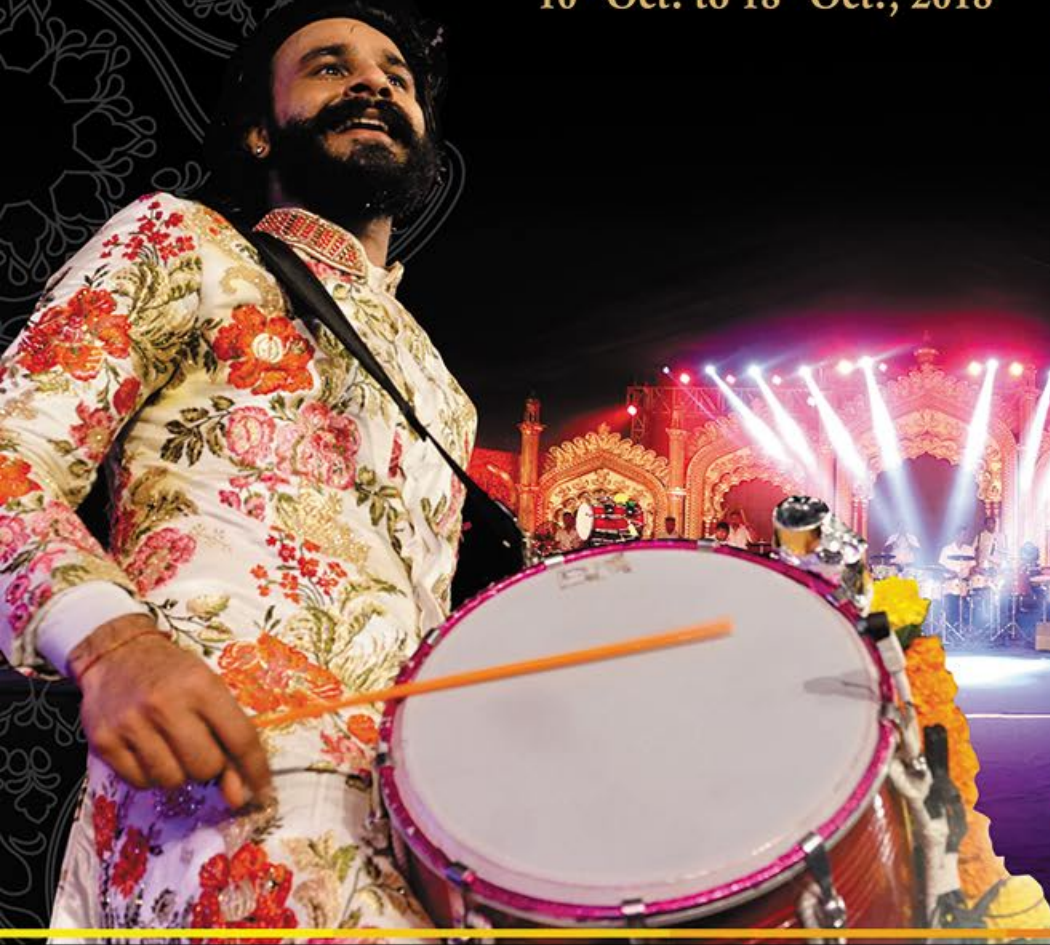
SUBURBS:

Even if you are planning to buy a home in the suburb, look at factors like alternate modes of transport besides the trains.



Presents

10th Oct. to 18th Oct., 2018



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