

EDITOR'S NOTE

Real estate is one of the most recognized sectors in India. It is the second largest employment-providing sector after agriculture and is expected to increase at 30 per cent over the next decade. This field in particular, includes retail, housing, commercial and hospitality. The growth of real estate is very well-accompanied by the growth of the corporate environment together with the increasing demand of urban and semi-urban housing as well as office space. With such a burgeoning popularity in the fields of realty, India has surprisingly become the hottest destination to invest. Alongside this, a wide range of infrastructure in India have been rapidly expanding and railways are becoming advanced like never before. Such an immense development has certainly made India as the preferred hub for investment.

Recently, we're preparing for GST and its potential effects on the real-estate market. Anyways, there's absolutely clear reason for home buyers to cheer with GST.

In this issue, we've shed some light on the impact of GST on real estate as it is the need of the hour. Besides, we have also highlighted our luxurious project 'Rajhans Elita' from the collection of our premium residences that include Rajhans Cosmic, Rajhans Zion, Rajhans Cornello and many more to come!

Happy Reading...



REAL ESTATE INVESTMENT IN INDIA

The real estate market in India is expected to touch US \$180 billion by 2020. The housing sector in India contributes 5-6% to the GDP. According to recent study, the market size of real estate is expected to rise at a Compound Annual Growth Rate (CAGR) of 11.2% in the period of FY2008-2020. Besides commercial, hospitality & retail sectors are also flourishing notably; providing vital infrastructure to country's whopping needs. With such a colossal potential in this sector, the non-resident Indian (NRI) investments in both the short term and the long term investment in this field has also seen significant rise.

India has certainly become a hotspot for international capital, with overseas investments in real estate registering a whopping surge of 137%, from \$3.2 billion during (2011-13) to \$7.6 billion during (2014-16.)

GST AND REAL ESTATE

GST is poised to transform India with its "One Nation, One Market, One Tax" precept by subsuming an array of indirect taxes and implementing a unified tax on goods and services. Be it a seller, buyer, financier, investor or intermediary, GST is going to affect all.

In fact, the taxation was too complicated for buyers as they were supposed to pay taxes depending on the construction status. They also had to pay stamp duty, service tax, VAT and registration charges while buying under-construction property. And when it comes to buying ready-to-move-in property, they're subject to pay for stamp duty and registration charge as per the state levies. All such calculations were not only tough but also daunting. Fortunately GST will charge all under-construction properties at 12% of the property value excluding registration charges and stamp duty. And there will also be no indirect tax applicable on ready-to-move-in properties. Thus, buyers have the favourable side with the enactment of GST.

Under the new regime of GST, the developers will surely have positive effects for project construction as it is going to be not as severe as used to be in terms of Central Excise Duty, VAT, entry taxes, approval charges, architect fees, legal charges etc. Add to more, the reduced logistics and input tax credits will also help the developers.

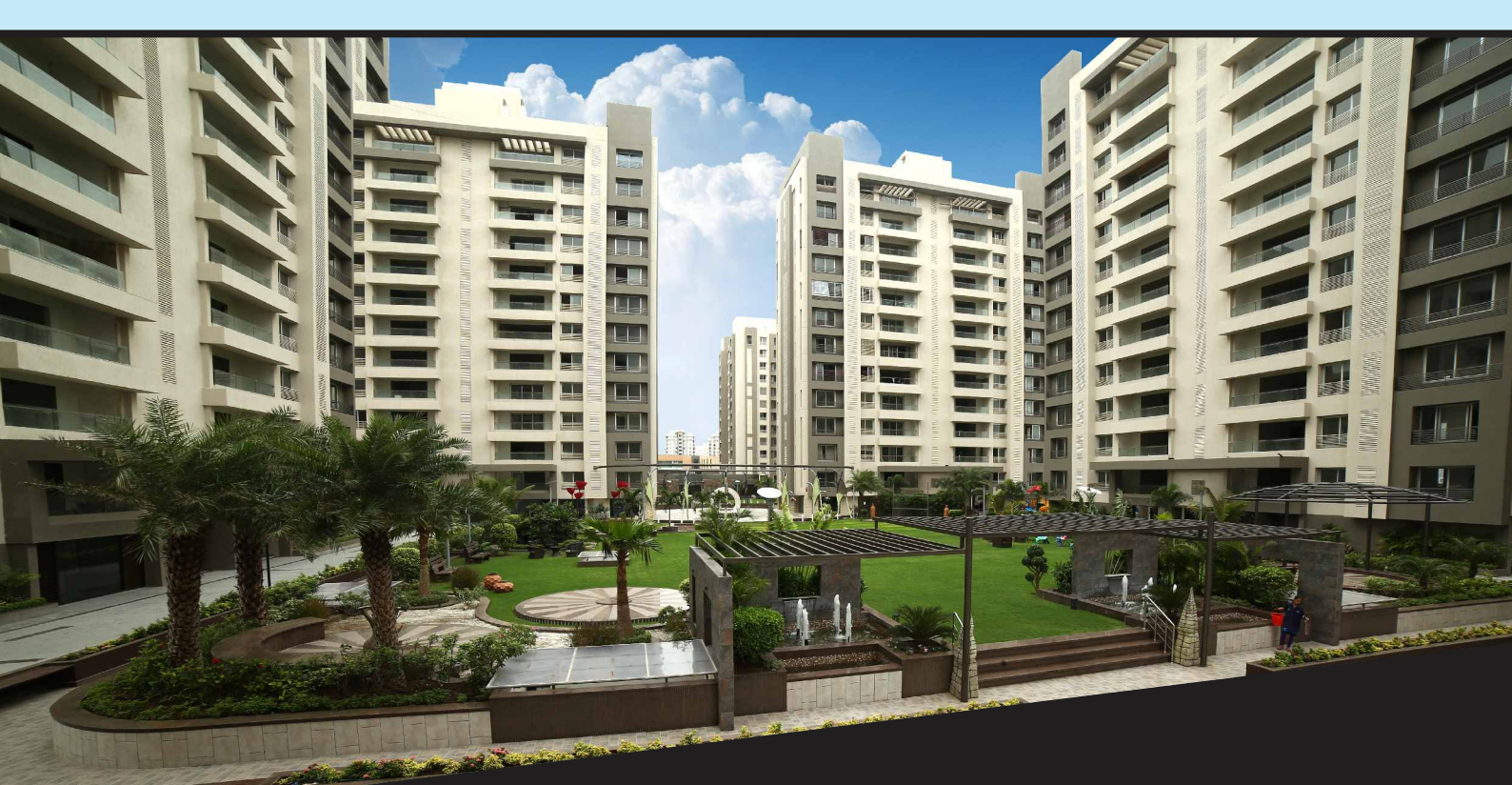


RAJHANS REALTY

Rajhans Realty has crafted several luxurious projects both in the residential and commercial categories. Among them, Rajhans Cosmic, Rajhans Elita, Rajhans Ornate and Rajhans Zion have been conferred with the prominent realty awards by leading industry bodies such as CREDAI and CNBC AWAAZ REAL ESTATE AWARD to name a few.

Led by vision to enrich people's lives with happiness by building high quality residential, commercial, industrial and leisure landmarks, we at Rajhans Realty rightly deliver unequivocal excellence and innovative techniques in everything we do.

Let's have a look-over one of the eminent residential projects.



RAJHANS

Elita
AN EPITOME OF SIGNATURE LIVING

Surat is emerging as one of the fastest growing cities in the world. To match the pace of this city, there is a need of modern and luxurious landmark which not only reflects the growth but also delineates hi-life at its best.

To cater to this need, we have come up with, 'Elita', (3-4 BHK) ultra-modern, luxurious

apartments at the prime location of Adajan in Surat, Gujarat. Surprisingly, Rajhans Elita boasts of providing rapturous views of Tapi river and Cable Bridge that certainly adds value to this project.

Finely crafted to every detail, this ultra-lavish living space is for the elites of the elites, who are known to nurture very distinct class within them and establish a paradigm of signature lifestyle. Marked with supremacy, it is crafted to complement the majestic prominence and stately splendour of the residents. The degree of élan and sophistication, chic visual appeal and smart aesthetic sense of design and development is intended to enchant everyone with this prized possession.

Equipped with all the most modern amenities to make living synonymous to grandeur and luxury, this awe-inspiring apartment wisely amalgamate arts, science and philosophy to produce a world class dwelling.

Let your dreams and desires wake up to life in the world of profuse luxury where elegance and exclusivity epitomize the enviable avant-garde homes at Rajhans Elita. Go ahead live your dreams!

KEY HIGHLIGHTS OF RERA ACT

- RERA ACT takes care of buyers. They are no less than king.
- As per RERA ACT the developer can't make any changes to the plan without the written consent of 2/3 of buyer.
- The act ensures that the developer completes the project within time.
- As per RERA ACT, every phase of development will be monitored by them.
- The project will have to be sold to buyers based on standardized norms of carpet area calculations and now home buyers are completely safe under RERA ACT.

REALTY NEWS



7 things that will make builders & brokers GST-ready

Read more at: <http://economictimes.indiatimes.com/wealth/real-estate/7-things-that-will-make-builders-brokers-gst-ready/articleshow/60054593.cms>



Planning to buy a house? Learn how to crack the GST code

Read more at: <http://economictimes.indiatimes.com/wealth/real-estate/planning-to-buy-a-house-learn-how-to-crack-the-gst-code/articleshow/60030816.cms>

Quotes

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Ninety percent of all millionaires become so through owning real estate.

- Andrew Carnegie

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Now, one thing I tell everyone is learn about real estate. Repeat after me: real estate provides the highest returns, the greatest values and the least risk.

- Armstrong Williams

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EVENTS

- **SIBOR GLOBAL REAL ESTATE SUMMIT**
14 September, Brooklyn
- **ASIAN REAL ESTATE ASSOCIATION OF AMERICA (AREAA) NATIONAL CONVENTION**
28-30 September, San Diego
- **CALIFORNIA REALTOR EXPO**
10-12 October, San Diego
- **NATIONAL ASSOCIATION OF REALTORS (NAR) REALTORS CONFERENCE & EXPO**
1-6 November, Chicago

Source:
 • <http://economictimes.indiatimes.com/wealth/real-estate/realty-queries-parameters-to-consider-while-buying-a-house-for-self-use-investment/articleshow/59156202.cms>
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