

PERSPECTIVES

DIRECTION

Challenge also lies in ensuring a clear direction by the PM and government. While reforms are a result of policies adopted since 2003, it is the execution, which happened in past four years, which show positive intentions of the Narendra Modi led government.



IMAGE

These have helped enhance India's image in the world of global business, has brought about a change in perception. We have witnessed enhanced FDI flow, which reflects positive change as regards the perception about 'ease of doing business' in India, the NAREDCO President said.



TRANSFORM

"The Indian Government is determined to further improve the rankings and scale greater economic growth with the mantra of 'reform, perform and transform'. We hope India continues to move upwards in the rankings - and achieves the target of moving upwards to top-50 ranking."



SECTOR OVERVIEW

Analysing the aspects that influence realty development and rates



AMENITIES

- Swimming pool, infinity pool and lap pool
- Air-conditioned aerobics centre
- Personal nutritionist with salad bar concept
- Air-conditioned virtual golf course
- Additional covered swimming pool with temperature control system in Oasis club house
- Elevated jogging track (skywalk)
- Landscaped garden with acupuncture pathways
- Rock fountains with water fall
- Zodiac and herbal gardens
- Dancing fountain with colour LED lights
- Amphitheatre
- Air-conditioned community hall
- Air-conditioned card room
- Air-conditioned mini theatre
- Air-conditioned billiards and snooker room
- Cafeteria
- Therapeutic spa
- Air-conditioned meditation hall
- 2 Jacuzzis with temperature control systems
- Rejuvenating eucalyptus trees
- Children's play area with Disney Park theme
- Children's activity centre with fish aquarium
- Gaming zone and fun library in play area
- Kids pool with water slides
- Music training room with guitars, piano saxophones and many more
- Music room with dance floor for dance training
- Video game parlour
- Children's and toddler's park with rubber court
- Drawing and painting room (fully equipped)
- Air conditioned two tuition rooms for their studies
- Sai Baba temple with meditation lawn
- Senior citizen sit-outs
- Aroma pool
- Air-conditioned indoor badminton court
- Air-conditioned squash courts
- Air-conditioned simulated golf course
- Indoor games room with carrom and table tennis in every tower
- Skating rink
- Basketball court
- Volley ball court
- Net cricket

PROJECT WATCH

Luxury homes with a resort ambiance

Manish Bathija, Managing Director, Paradise Group, explains the importance of fulfilling global lifestyle aspirations and how their Sai Mannat project at Kharghar exemplifies this concept



A home is not just four walls. It should be a place where the entire family, our children and parents can live happily. Amenities should be designed in a way that people are able to enjoy them. Today's generation wants to go abroad as they want to enjoy a global lifestyle. It is our duty to create and provide homes meeting those aspirations here with projects of international standards like Sai Mannat so that future generations will stay, work and live here only, in sync with the PM's 'Make in India' thrust. At Sai Mannat, you pay for one apartment but also get a one lakh sq. ft. lifestyle in the form of amenities. We have given a resort feel to

- FACT FILE**
- G+26 storey 5 towers with 2, 3, 4 BHK homes
 - Double height designer main entrance lobby
 - Air conditioned lounge with art gallery
 - Designer floor lobby on every floor landing
 - 1 lakh sq. ft. podium, 20,000 sq. ft. clubhouse

the project; whoever visits the site says this is the dream house for everyone. If we buy this, there is no need to go out of India or for holidays on weekends with our children to another city. **Holistic planning** There is a fully air-conditioned lobby with sitting lounges, both of double height so that one can get a feel of entering into luxury complex or a five star property from there itself. There are two types of Jacuzzis (heated and normal); 1800 sq. ft.

gymnasium, big indoor games section, two squash courts, an indoor badminton court, big swimming pool and a kid pool with water slides. We have Olympic size international style lap pools up to 50 meters, one temperature controlled swimming pool on the rooftop of the club house. There is a pool deck for kitty parties. There are 2-3 teaching rooms, a painting room, music room, library designed in a way to attract children to sit for longer hours. There is net cricket, a half basketball court, a 450 metres non-interrupted elevated jogging track with rubberised flooring to support your knees, zumba classes, a banquet hall, cafeteria, theatre, etc. **Location advantages** Our project is close to the metro station, Kharghar railway station, the Central Park, golf course, ISKCON temple. There are proposed projects like the theme park - maybe Disney, Bollywood Park and sports complex. Navi Mumbai is a pre-planned city designed by CIDCO and they have

provided spaces for educational hubs, gardens, temples. Connectivity to Pune, Satara, most importantly to Mumbai is very good. **Value proposition** In today's date Kharghar is the best value for money location. It is surrounded by mountains so during monsoons it feels like you are at a hill station. It is an educational hub, so Kharghar has a brighter future than any other node in Navi Mumbai. NRIs prefer it not just because there are good chances for appreciation but if they wish to migrate and settle here they want a good place to live in with better infrastructure. The Navi Mumbai International Airport will be a game changer. Once work starts the market will experience a different picture. When land rates change, apartment rates will also increase. This is the right time to buy when people can get a good choice and opportunity. According to me after few months there will be 10-15% appreciation in Navi Mumbai.

DESIGN INSIGHTS

GET SET TO JUST CHILL

This winter season, cosy up your home with simple yet chic décor



Winter is the time to snuggle up in a blanket, take slow sips of that steaming cup of chai and enjoy the comfort of your home. Why not brighten up your house with simple yet elegant changes that bring about some warm cheer? Here are some simple time-saving tips to re-invent your home this winter season.

Colour Fill the walls with warm shades of reds, oranges and yellow, which provide a refreshing and trendy look to your home interiors. You can also compliment the bright hues of the walls with cushion covers and table runners in the shades of brown, maroon and mauve.

Ceilings Ceilings are one of the most critical components of an interior space, and today, one has a wide range of options to choose from. You can experiment by adding various shapes to your ceiling or by creating a step effect.



A designer ceiling using gypsum plasterboard takes anywhere from one to two weeks and can be completed in as much time or faster than a paint job. The major advantage of the plasterboards in designer ceilings (without false ceilings) is the smooth and undulation-free finish. **Lighting** The right kind of lighting is a great way to welcome the winters. Welcome a warm glow by creating an ambience with de-

signer ceiling lights. Ceiling lights can be customised for your kitchen, bedroom, hall and other areas. Candles with aromatic tones like vanilla and cinnamon also add a warm and cosy feel. **Texture** We often think of carpets as one of the more expensive additions to a home. However, machine-made synthetic carpets providing the look and feel of traditional hand knotted ones are reasonably priced and easily available. A neutral-coloured

PERFECT PARTITIONS

Innovative design and functionality are helping transform homes across India. Partitions are the perfect way to create space and privacy. A gypsum-board partition is easy and fast to build, provides excellent acoustic insulation and is a cost-effective alternative to conventional masonry walls. The gypsum plasterboards also provide five times more thermal insulation than regular brick or block walls.



carpet in shades such as cream or beige works perfectly for your living room. You can also buy carpet tiles which are ideal to replace should they become stained or worn down. Carpet tiles allow you to express your creativity and mix and match different colours to create a unique, patterned design on your floors.

MONEY MATTERS

NPAs to increase?

Rise in non-housing loans and dilution in lending norms make HFC portfolios vulnerable, says ICRA



Even while as housing loans continue to dominate the loan portfolio of housing finance companies (HFCs), the share of housing loans in the overall HFC portfolio has been declining owing to the higher pace of growth of non-housing loans. This trend has been revealed in an ICRA report covering various portfolio cuts of 28 HFCs, which account for over 75% of the overall housing loan portfolio of HFCs as on March 31, 2017. Further unlike their larger counterparts, the non-housing loan books of small HFCs largely consists of loans against property (LAP), which accounted for 25% of the total loan book as on March 31, 2017 compared with 14% for all HFCs. As for the new HFCs operating in the affordable segment, the share of home loans at 83% as on

March 31, 2017 is significantly higher than all HFCs. Though some of the larger HFCs are able to compete with banks in the salaried home loan segment, most of the HFCs target self-employed customer segments or the affordable housing segment to optimise their yields and also capitalise on the higher growth potential. Further, with the affordable segment and small HFCs growing at a faster pace than the overall HFC industry, ICRA expects the share of the self-employed segment to increase further. Overall while the ticket sizes for all HFCs was around Rs. 2.4 million as on March 31, 2017, HFCs operating in the affordable segment had significantly lower ticket sizes, at Rs. 1 million (Affordable - New) and Rs 1.2 million (Affordable - All).