

A stylized logo consisting of a blue shape that curves over a central red dot and then descends into a red shape. The blue shape is on the left and top, while the red shape is on the right and bottom.

# **PRINT COVERAGE**

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## NBT नवभारत टाइम्स

प्रॉपर्टी में निवेश और घर खरीदने वालों के लिए एनसीआर में पहली पसंद बना गुड़गांव

# आसमां छू रहा आशियाने का कारोबार

■ प्रमुख संवाददाता, गुड़गांव

हवाई अड्डे से नन्दौकी की वनह से गुड़गांव को मिलेनियम सिटी का तन्त्रिका मिला हुआ है और हर कोई यहां अपना आशियाना बनाना चाहता है। वनह है यहां हर लिहाज से बेहतर सुविधाओं का मौजूद होना। दिल्ली के आसपास के क्षेत्र में अगर प्रॉपर्टी में निवेश करना हो तो इनमें गुड़गांव सबसे पहली पसंद है। इस कारण से शहर में रियल एस्टेट सेक्टर में काफी तरक्की हुई है। देश-विदेश की नामी कंपनियों के आलीशान ऑफिस होने के साथ-साथ तमाम सेलिब्रिटी ने यहां अपना आशियाना बनाया हुआ है। आबादी बढ़ने के ही साथ यहां लाखों में खरीदे गए घरों की कीमत आज करोड़ों में है।



### कारोबार में आया बदलाव

■ बीते कुछ सालों में रियल एस्टेट सेक्टर में काफी बदलाव आया है। इसमें सरकार की प्रमुख भूमिका रही है। रियल एस्टेट रेगुलेटरी एक्ट (रेरा) के आने से इस क्षेत्र में जिम्मेदारी बढ़ी है और घर खरीदारों के विश्वास में बढ़ोतरी हुई है। अफोर्डेबल हाउसिंग को इन्फ्रास्ट्रक्चर की श्रेणी में शामिल करना सरकार का प्रभावशाली फैसला साबित हुआ, जिसके कारण कई लोगों का घर खरीदने का सपना साकार हुआ है। जीएसटी ने सभी लेन-देन में पारदर्शिता और जवाबदेही लाकर समग्र रियल्टी सेक्टर को बदल दिया। सुधार से रियल एस्टेट क्षेत्र में विश्वास बढ़ा, एनआरआई नए सिरे से निवेश कर रहे हैं।

### उद्यमी जता रहे भरोसा

■ एनसीआर में गुड़गांव सबसे आकर्षक रियल एस्टेट क्षेत्र है। यहां के परिवहन नेटवर्क, सामाजिक बुनियादी ढांचे निवेशकों को अपनी ओर आकर्षित करते हैं। यहां रोजगार के अवसर बढ़ रहे हैं। गुड़गांव मेट्रो और रैपिड रेल के आने से कनेक्टिविटी बेहतर हुई है। गुड़गांव व्यवसायिक और आवासीय रियल एस्टेट प्रोजेक्ट के लिए पसंदीदा स्थान बन गया है। सरकार की तरफ से लिए गए फैसले रेरा, गुड्स सर्विस टैक्स आदि से गुड़गांव में रियल एस्टेट की मांग बढ़ी है। - आमिर हुसैन, प्रेजिडेंट-सेल्स एंड मार्केटिंग, ओरिस इन्फ्रास्ट्रक्चर



### यह है बड़ी चुनौती

- प्रॉपर्टीज से जुड़े अन्य शुल्कों को जीएसटी के अंदर लाने से लोगों को लाभ होगा।
- खेडकी की दौला टोल को हटाना बड़ी चुनौती।
- द्वारका एक्सप्रेस के कार्य को पूरा करने से लोगों को मदद मिलेगी।
- रियल एस्टेट सेक्टर में खूब हुई तरक्की

■ सरकार के भू-संपदा (विनियमन और विकास) अधिनियम (रेरा) और जीएसटी लाने से लोगों में डिवेलपर्स को लेकर विश्वास बढ़ा है। 2019 में भी गुड़गांव रियल एस्टेट के क्षेत्र में एनसीआर के अन्य शहरों से अच्छा प्रदर्शन करेगा। अफोर्डेबल हाउसिंग को इन्फ्रास्ट्रक्चर में शामिल करने और सरकार के 2022 तक सबको अपना घर मुहैया कराने के प्रयास से रियल एस्टेट क्षेत्र को बल मिला है। खरीदार पसंद के मुताबिक फ्लैट का चयन कर सकते हैं। - आशीष सरिन, सीईओ, अल्फाकाॅप



### उद्योगों के साथ बढ़ा रियल एस्टेट

■ मारुति का प्लाट लगने के साथ अन्य बड़ी कंपनियों के यहां आने से देश-दुनिया के लोगों के लिए रोजगार के नए द्वार इस शहर में खुलने लगे हैं। ऐसे में उनके लिए आशियाने बनाने की जिम्मेदारी प्राइवेट डिवेलपर्स ने उठानी शुरू कर दी है। नए गुड़गांव के तौर पर शहर के जिस हिस्से को पहचान मिली है, वहां का अधिकतर इलाका डिवेलपर्स ने ही बसाया है। इनमें मध्यम वर्गीय से लेकर हाई सोसायटी तक के लिए फ्लैट, विला और बंगले बनाए गए। द्वारका एक्सप्रेसवे की तरफ बस रहे गुड़गांव में अभी दाम भले ही कम हैं, लेकिन गोलफ कोर्स परिया में फ्लैटों की कीमत 3 करोड़ से 25 करोड़ रुपये तक है। गुड़गांव में कमर्शियल प्रॉपर्टी में निवेश करना भी लगातार फायदेमंद साबित हो रहा है।



सिंगल बिंदो क्लियरेंस रियल एस्टेट डेवलपर्स के सामने सबसे बड़ी चुनौती है। इसके लागू करने से परियोजना की समय सीमा के साथ लागत में भी कमी आएगी।



# **ONLINE COVERAGE**

## नवभारत टाइम्स

गुड़गांव समाचार

<https://navbharattimes.indiatimes.com/state/punjab-and-haryana/gurgaon/aasamon-touches-ashana/articleshow/69740981.cms>

- रियल एस्टेट सेक्टर में खूब हुई तरक्की

\B- प्रॉपर्टी में निवेश और घर खरीदने वालों के लिए पहली पसंद बना गुड़गांव

प्रमुख संवाददाता, गुड़गांव \B

हवाई अड्डे से नजदीकी की वजह से गुड़गांव को मिलेनियम सिटी का दर्जा मिला हुआ है और हर कोई यहां अपना आशियाना बनाना चाहता है। वजह है यहां हर लिहाज से बेहतर सुविधाओं का मौजूद होना। दिल्ली के आसपास के क्षेत्र में अगर प्रॉपर्टी में निवेश करना हो तो इनमें गुड़गांव सबसे पहली पसंद है। इस कारण से शहर में रियल एस्टेट सेक्टर में काफी तरक्की हुई है। देश-विदेश की नामी कंपनियों के आलीशान ऑफिस होने के साथ-साथ तमाम सेलिब्रिटी ने यहां अपना आशियाना बनाया हुआ है। आबादी बढ़ने के ही साथ यहां लाखों में खरीदे गए घरों की कीमत आज करोड़ों में है। रियल एस्टेट की तरक्की लोगों के लिए निवेश का विकल्प भी बनी हुई है।

\Bउद्योगों के साथ बढ़ा रियल एस्टेट \B

मारुति का प्लांट लगने के साथ अन्य बड़ी कंपनियों के यहां आने से देश-दुनिया के लोगों के लिए रोजगार के नए द्वार इस शहर में खुलने लगे हैं। ऐसे में उनके लिए आशियाने बनाने की जिम्मेदारी प्राइवेट डिवेलपर्स ने उठानी शुरू कर दी है। नए गुड़गांव के तौर पर शहर के जिस हिस्से को पहचान मिली है, वहां का अधिकतर इलाका डिवेलपर्स ने ही बसाया है। इनमें मध्यम वर्गीय से लेकर हाई सोसायटी तक के लिए फ्लैट, विला और बंगले बनाए गए। द्वारका एक्सप्रेसवे की तरफ बस रहे गुड़गांव में अभी दाम भले ही कम हैं, लेकिन गोल्फ कोर्स एरिया में फ्लैटों की कीमत 3 करोड़ से 25 करोड़ रुपये तक है। दिल्ली-एनसीआर क्षेत्र में ज्यादातर निवेशक रिहायश के लिए रियल एस्टेट में निवेश करते हैं, जबकि गुड़गांव में कमर्शल प्रॉपर्टी में निवेश करना भी लगातार फायदेमंद साबित हो रहा है।\B

कारोबार में आया बदलाव\B

बीते कुछ सालों में रियल एस्टेट सेक्टर में काफी बदलाव आया है। इसमें सरकार की प्रमुख भूमिका रही है। रियल एस्टेट रेगुलेटरी एक्ट (रेरा) के आने से इस क्षेत्र में जिम्मेदारी बढ़ी है और घर खरीदारों के विश्वास में बढ़ोतरी हुई है। अफोर्डेबल हाउसिंग को इंफ्रास्ट्रक्चर की श्रेणी में शामिल करना सरकार का प्रभावशाली फैसला साबित हुआ, जिसके कारण कई लोगों का घर खरीदने का सपना साकार हुआ है। गुड्स एंड सर्विस टैक्स (जीएसटी) ने सभी लेन-देन में पारदर्शिता और जवाबदेही लाकर समग्र रियल्टी सेक्टर को बदल दिया। नियमों में सुधार से रियल एस्टेट क्षेत्र में विश्वास बढ़ा, खासकर एनआरआई के बीच जो नए सिरे से निवेश कर रहे हैं।

\Bयह है बड़ी चुनौती \B

- सिंगल विंडो क्लियरेंस रियल एस्टेट डेवलपर्स के सामने सबसे बड़ी चुनौती है। इसके लागू करने से परियोजना की समय सीमा के साथ लागत में भी कमी आएगी।
- प्रॉपर्टीज से जुड़े अन्य शुल्कों को जीएसटी के अंदर लाने से लोगों को लाभ होगा।
- खेड़की की दौला टोल को हटाना बड़ी चुनौती।
- द्वारका एक्सप्रेस के कार्य को पूरा करने से लोगों को मदद मिलेगी।

कोट

एनसीआर में गुड़गांव सबसे आकर्षक रियल एस्टेट क्षेत्र है। यहां के परिवहन नेटवर्क, सामाजिक बुनियादी ढांचे निवेशकों को अपनी ओर आकर्षित करते हैं। यहां रोजगार के अवसर बढ़ रहे हैं। गुड़गांव मेट्रो और रैपिड रेल के आने से कनेक्टिविटी बेहतर हुई है। गुड़गांव व्यवसायिक और आवासीय रियल एस्टेट प्रोजेक्ट के लिए पसंदीदा स्थान बन गया है। सरकार की तरफ से लिए गए फैसले रेरा, गुड्स सर्विस टैक्स आदि से गुड़गांव में रियल एस्टेट की मांग बढ़ी है।

\Bआमिर हुसैन, प्रेजिडेंट-सेल्स एंड मार्केटिंग, ओरिस इन्फ्रास्ट्रक्चर \B

सरकार द्वारा भू-संपदा (विनियमन और विकास) अधिनियम (रेरा) और जीएसटी लाने से लोगों के बीच डिवेलपर्स को लेकर विश्वास बढ़ा है। 2019 में भी गुड़गांव रियल एस्टेट के क्षेत्र में एनसीआर के अन्य शहरों से अच्छा प्रदर्शन करेगा। अफोर्डेबल हाउसिंग को इन्फ्रास्ट्रक्चर में शामिल करने और सरकार के 2022 तक सबको अपना घर मुहैया कराने के प्रयास से रियल एस्टेट क्षेत्र को बल मिला है। गुड़गांव और आस-पास के क्षेत्र में अफोर्डेबल और लक्ज़री दोनों तरह के प्रॉपर्टीज उपलब्ध है। खरीददार अपने पसंद और बजट के मुताबिक फ्लैट का चयन कर सकते हैं।

\Bआशीष सरीन, सीईओ, अल्फाकॉर्प\B



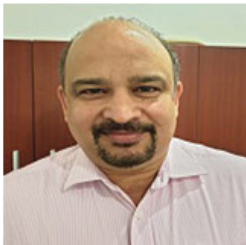
<https://www.99acres.com/articles/commercial-real-estate-trends-to-dominate-in-2019-20.html>

## Commercial real estate: Trends to dominate in 2019-20

Amir Husain  
President, Sales and Marketing  
Oris Infrastructure Pvt. Ltd.

21  
Jun 21, 2019

*Commercial real estate market is one of the strongest beneficiaries of the country's economic growth. The sector promises a robust growth in 2019 with new trends that are confident to dominate this year. Enumerated below are few of the new trends which will outshine in 2019.*



The augmenting pace of urbanisation along with the increasing migration have propelled demand for commercial spaces across the Nation. Additionally, various government initiatives such as Make in India, introduction of Real Estate (Regulation and Development) Act (RERA) and Goods and Services Tax (GST) have further boosted the segment. The Non-Resident of India (NRI) has also pushed the segment up to a certain extent. For NRIs, investing in the commercial real estate is a prudent option as the rental yield in the commercial real estate is higher than the residential segment. The depreciating rupee value has also increased the NRI investment in this sector.

### Constant use of technology

Although India is new in the field of adopting technology, its constant use is becoming a new phenomenon in the commercial real estate sector. The service of automatic doors and lighting system has increased the security of the projects and are attracting the buyers towards it. Additionally, [technologies such as Blockchain](#) and Internet of Things (IoT) have also made the investment process easier in the commercial real estate sector. Further, the use of Artificial Intelligence System and robots has now become a common trend in the commercial real estate sector.

### Changing office spaces

These days, the new generation prefers to work in an environment which has fun and interactive workspaces rather than the traditional offices. Considering the escalating demand for such spaces, this has given birth to the [concept of co-working](#) spaces and business centres in India. With the increasing demand for these spaces, [New Gurgaon](#) is becoming a hub for co-working in India. The city offers a large number of shared office spaces for flexible working options at affordable rents along with immense networking opportunities and shared amenities.

### Upcoming destinations are a new trend

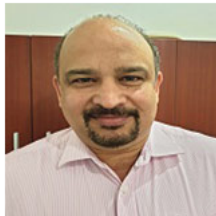
With diminishing office spaces in Tier-I and II cities, Tier III cities are increasingly becoming new hotspots for investment purposes. The commercial real estate sector is mushrooming well in these cities as these are affordable than the metro cities. The Government is playing an instrumental role in pushing these areas with its initiative of developing 99 smart cities. For this, the government is offering incentives to the builders and developers in terms of infrastructure facilities along with the creation of Special Economic Zones (SEZ). With these, the developers have shifted their interest to the identified cities. The State government is also helping in the development of these cities. For example, the government is extending its full support to the IT industry in Kerala.

The commercial real estate sector promises a jubilant future with the upcoming trends mentioned above. It can be said that the sector is undeniably poised to become a game changer of the real estate segment.

<https://www.99acres.com/articles/two-years-of-gst-what-exactly-has-changed.html>



*The concept of 'One Nation, One Tax' has given a boost to various industries, particularly the real estate sector, which has been long demanding for a uniform taxation system. On the second anniversary of Goods and Services Tax (GST), let us take a look at how the revolutionary tax reform has impacted the sector over the last two years.*



The revolutionary tax reform of the decade, GST is soon going to complete two years of coming into force. The introduction of GST has replaced the multiple taxes levied by the Central and State governments and has simplified the tax system in India. In the GST regime, goods and services are taxed under different tax slabs rate of 0, 5, 12, 18 and 28 percent across the country. Just like other sectors, its impact on the real estate sector has been multi-dimensional.

The implementation of GST has not only boosted the sentiments of homebuyers in the country but has also ushered transparency and accountability in the sector. Under GST, the efficacy of **Input Tax Credit** has significantly increased. GST has incentivised the dealer to avail more benefits upon revealing his transactions.

This has added to the transparency and has acted as a self-policing mechanism.

In the initial days of its implementation, it all started with confusions related to its functioning. The GST council met a number of times to solve the rising issues. These meetings resulted in the clarification of GST working. However, recently the GST Council has reduced the rates for under-construction flats and affordable housing to five percent and one percent, respectively and also increased the carpet area of flats under affordable housing. Besides, the GST Council has also given real estate developers a choice to either opt for either the old rates with the benefit of ITC or adhere to the new tax slab of 5 percent without ITC.

#### **High stamp duty still a concern**

The real estate sector will boom further if the stamp duty could be brought under the purview of GST. High stamp duty and registration charges imposed on the purchase of a property remains a burden for the homebuyers. Many buyers, who are currently looking to buy a property, hesitate to take the decision, even though they need it because of this charge. The announcement will help fence-sitters to take the decision while simultaneously escalating sales volume. Moreover, slashing GST rate on construction material such as cement, granite and other prefabricated structural materials will help the sector.

In the short-term, buyers may stick to 'wait and watch' approach to absorb more understanding of the impact of GST on the real estate industry. Besides, a lot of things related to the new tax regime still needs to be addressed for the proper functioning of the GST. As of now, the government is leaving no stone unturned to make this tax reform more effective. Overall as a nation, we must take pride in where we stand today with this revolutionary tax reform.



<https://xiaomi.dailyhunt.in/news/india/malayalam/news+patrolling-epaper-newspatr/gst+report+card+on+completion+of+its+2nd+year-newsid-122548570?pgs=N&pgn=0&tk=0&mode=wap&>

## GST report card on completion of its 2nd year

Saturday, 29 Jun, 1.03 pm

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Posted On: **2019-06-29 22:14:26**

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Talking about the changes required, Amir Husain, President- Sales & Marketing, Orris Infrastructure Pvt."The implementation of GST has boosted the sentiments of the property buyers in the country and has brought transparency in every sector, including the real estate sector. The sector will boom further if the stamp duty could be brought under the purview of GST. The announcement would help the property buyers to take the property decision and it would also increase sell in the real estate sector. Also, the government is leaving no stone unturned to make this tax reform more effective."

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## **GST report card on completion of its 2nd year**

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By K Ashwin Mobile: 09920183006 Email: [indianshowbusiness@gmail.com](mailto:indianshowbusiness@gmail.com)

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Posted by: Team | NewsPatrolling June 29, 2019 in PR

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<https://www.cityairnews.com/content/gst-report-card-completion-its-2nd-year>

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## City Air News Author(s):

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