

VISAKHA VISION

Private Circulation Only

News, Views and Insights.

Vol-9 Issue-5 | Dec 2021 - Jan 2022

CREDAI EXPO 21 A SUCCESS STORY



12

HOUSING PRICES
MAY RISE
5% DURING
2022: REPORT

14

5 HOUSING
TRENDS
TO WATCH
OUT FOR IN 2022



kuch pal ghar ke naam

When your home looks so beautiful with the stylish range of CERA products, why go anywhere else? Stay in, soak it in.

Sanitaryware | Faucets | Tiles

CERA

CERA Style Studio
Company Display Centre

Plot # 643, 3rd & 4th Floor, Mytri Heights, Adjacent Madhapur Metro Station, Road # 36, Jubilee Hills, Hyderabad 500033
Tel: +91 7229073737, +91 40 29880622 Email: hyderabad@cera-india.com
For Trade Enquires: +91 9391214104

<https://www.facebook.com/CeraIndia>

<https://www.instagram.com/ceraindia>

<https://www.linkedin.com/company/cera-sanitaryware-ltd>

https://twitter.com/Cera_India

www.cera-india.com



INDIA'S MOST TRUSTED PIPE*



Plumbing | Drainage
Agriculture | Industrial
Infrastructure | Water Tanks



AUTHORISED DISTRIBUTOR

VTC CORPORATION

Ground Floor, 31-32-28, Near Captain Ramarao Junction,
Dabagardens, Visakhapatnam. Ph: 9100023692 , 6309405007

* TRA's Brand Trust Report - India Study 2020

Wide range of products,
flexible options, guidance & more,
to serve your housing needs.



Home Loans



Loan Against
Property



Non-Residential
Premises Loans



Top-Up Loans



Plot Loans



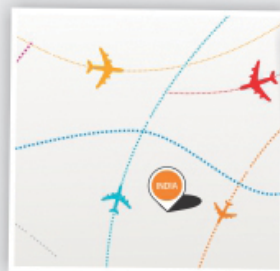
Self Construction
Loans



House Renovation
Loans



Home Extension
Loans



Loans to NRIs



Rural Housing
Finance

For more details, Call **HDFC HELP LINE NUMBER : 0891 - 6799500** or speak to **Kiran Kapavarapu** on **+91 9885511162**

HDFC OFFICES

- **Gajuwaka** - Bhavani Enclave, Ground Floor, Plot No: Hig-93, Vuda Colony, Jug Junction, Gajuwaka, Visakhapatnam - 530 044.
- **Gopalapatnam** - ANR Towers, Beside Mahathi School, Gopalapatnam, Visakhapatnam 530 027.
- **Madhurawada** - Sai Enclave, Ground Floor, D No. 5-30/31, P.m Palem, Ward No. 4, Madhurawada - 530 041.
- **Siripuram** - Soudamani, 1st & 2nd Floor, Opp. HSBC, Waltair Main Road, Siripuram, Visakhapatnam 530 003.
- **Vizianagaram** - Flat No. GF - 1, D No. 4-2-23, Kesava Aditya Towers, Santapeta South Ward, Vizianagaram - 535 001.

*All loans at the sole discretion of HDFC Ltd. For detailed terms and conditions, visit www.hdfc.com | CIN:L70100MH1977PLC019916



GET BLOWN AWAY
BY BEAUTY



JUST MOVE IN
NOW OR NEVER, OWN BEFORE IT'S GONE



2 Towers, 15-Floors each
Spacious Lobbies
1300 sft - 2900 sft units
50,000 sft Amenities



More information, call us

99128 55566 / 99128 44466

www.mkbuilders.in
Email: sales@mkbuilders.in

9246644336 • 9848544336

GIVE LIFE A FRESH START

OFFER PRICE

Rs. **2850/-** Sft.

Pay 50% cost within 1 Month

HAPPY FAMILIES
 400+
 NOVUS
 HAPPY FAMILIES

COMPANY PRICE

RS. **3300/-** SFT

FREE Furniture

Modular Kitchen
 Sofa Set • Dining Table
 Beds & Wardrobes
 (All Bedrooms)

www.novusproperties.com

Conditions Apply

HIGH-RISE TWIN TOWERS . 15 FLOORS FLOORS EACH
 KURMANNAPALEM, GAJUWAKA

More space... More Happiness



21000 SFT CLUBHOUSE

- ◀ A/C GYMNASIUM
- ◀ SWIMMING POOL
- ◀ CAFETERIA
- ◀ SINGLE POLE BASKET BALL
- ◀ WALKING TRACK
- ◀ INDOOR GAMES
- ◀ CONNECTING BRIDGES
- ◀ CHILDREN PLAY AREA
- ◀ DESIGNER LANDSCAPE
- ◀ SHUTTLE COURT
- ◀ FURNISHED GUEST ROOMS

3 FLOORS COMMERCIAL

98031 23999



384 STYLISH LUXURY APARTMENTS.
 SPACIOUS 2&3 BHK FLATS, 1305 SFT TO 2145 SFT AREAS.

abhiramnirman.com
 VISIT OUR WEBSITE

Editorial

MOVING FORWARD

Dear Readers ...

Greetings & good wishes

We are proud to emphasize that our Youth wing CYW and Women's wing CWW are doing tremendous job in handling third wave of COVID 19. It is again proved that youth is the one hundred per cent strength of India - Now CREDAI-Visakhapatnam too has the Nari Shakthi.

Dear builders, keeping too much hope on Government - either central or State-- will not be wise on our part. We must learn to adapt to situations and put our effort to overcome the hurdles on our path.

Housing is still a necessity in our country as we believe in preserving wealth for next generation. We still believe immovable property is the safest method of generating



and preserving wealth. It is also win-win situation for private and Government. Real estate generates income for Government through taxes, generates job directly and indirectly - through supporting industries.

Take care of you, your family, your associates and nature.

Regards

K.C.Chandran

CREDAI VISAKHAPATNAM (Regd. No. 231of 2010)

EDITORIAL BOARD: K.S. Chandran,

DESIGN & PRINTED at **G.K. Print House Pvt. Ltd.** Rednam Gardens, Visakhapatnam., Mob.: 098481 96095

PUBLISHED BY **CREDAI VISAKHAPATNAM,**

#9-6-43, Flat No. 2, Ground Floor, MVV Bhavan, Sivaji Palem, Visakhapatnam-530017. Ph.: 0891-2959612

Mob : 98488 54448, 99120 54448 E-mail : credaivsp@gmail.com, credaivisakhapatnamchapter@gmail.com.



Website : www.credaivisakhapatnam.org

All the Members are requested to get their address updated with the association in order to ensure timely delivery of magazine also your email ID for speedy communication.

If you are not receiving a copy of magazine of CREDAI, VISAKHAPATNAM Chapter. Please Contact @ 9848854448

Office Bearers

Chairman:

Bayana Srinivasa Rao
+91 9553356666 | srbayana@yahoo.com

President:

K.S.R.K. Raju (Sai)
+91 9848185679 | saisree5679@gmail.com

Vice-Presidents:

V. Dharmender
+91 9866887878 | d_varada@yahoo.com

Ch. Govinda Raju
+91 9848521789 | govindachaganti@gmail.com

V. Sreenu
+91 9866010679 | abhiramnirman@gmail.com

Hon. Secretary:

E. Ashok Kumar
+91 9133188807 | builders.heritage@gmail.com

Joint-Secretaries:

N. Srinivasa Rao
+91 8897495679 | srinivasaraonagireddy137@gmail.com

K.V.R. Raju (Ramesh)
+91 9550633399 | kvrraju@ksrdevelopers.in

N. Vamsi Mohan
+91 9390030633 | vmnukala@yahoo.com

Treasurer:

A. Shivanand
+91 9963322000 | shivanand.alapati@gmail.com

Committee Members:

K. Srinivas
+91 9866668840 | srinivas@famerealty.co.in

P. Narasimha Rao
+91 9849050796 | pnr1961@ymail.com

G. Ramanaiah
+91 9440559494 | ramanaiahsvcd@gmail.com

I. Surya Prakasa Rao
+91 9701134566 | illuri.suryaprakasarao@gmail.com

D. Madhu Kiran
+91 9966671599 | sstvp@gmail.com

Kommula Srinivas
+91 9347833444 | vasukommula@gmail.com

Immediate Past Chairman:

Peela Koteswara Rao
+91 9908600005 | panbuilders@yahoo.co.in

Youthwing Co-ordinator:

G. Karthik
+91 9885001164 | karthik.gompa@gmail.com



Chairman's Message...

Dear member,

Please accept my warm greetings.....

The preceding month had been a month of festivities, celebrations, enjoyment and entertainment, and success for all of us. Whether it was Christmas, New Year or the all important Pongal, we all celebrated them with aplomb. However, for us as builders, the successful conduct of 7th Property Expo on 24th, 25th and 26th December, 2021 amidst pandemic, was a matter of great satisfaction. This success was possible because of united work of all concerned.

Now, let us go to the flip side of the coin.

The latest issue that has been bothering all builders is the difficulty in uploading of Q3 return, as per the RERA provision, and the issue of payment of penalty for not uploading the Q2 return for various reasons. It has created sort of panic among builders because of the proposed heavy penalty which is 5 per cent of the total cost of the project. However, I am glad to inform you that because of efforts of CREDAI-AP, Convener of AP, RERA, the time for uploading the Q3 had been extended up to 10 February 2022. I request you to take advantage of this extension and get all aspects of your project updated. I also make a special

request to you all to strictly adhere to all provisions of RERA and avoid difficulties that may arise for non-compliance of provisions. Our association proposes to organise interactive sessions on all aspects of RERA which would enable builders to adhere to all provisions of RERA.

Coming to the day to day activities of all of us, pandemic had hit very hard all sectors in the society and construction sector is no exception. As a sector that is the second largest employer of human resource and contributor of considerable revenue to the government, the adverse impact of pandemic is more on employment sector. Everyone is heaving a sigh of relief at the flattening curve of Delta wave, when the third wave, in the form of Omicron, had hit the entire world. Its spread is rapid and more and more people are being affected.

It is in this background that our association, along with the CREDAI-AP, have been trying to impress upon the government on the need to extend certain incentives to the realty sector to carry on their activities.

In fact, the ruling BJP had sought inputs from our association for consideration while preparing the coming Union Budget. Accordingly, our association had given inputs, mentioning the following issues to be considered for incorporation in the Budget.

The most important issue concerns GST. We requested for reintroduction of GST with input tax credit for under construction projects. This would result in reduced cost of construction, leading to slashing down of prices and increasing demand from the potential buyers.

Cement is the most important input in the construction sector and we represented for reduction of GST on this from the present 28 per cent to 12 per cent. Our association had also sought a rate which should not be more than 12 per cent GST for all products, and stamp duty for registration to be brought under the purview of GST. Revising tax exemption for individuals would put more purchasing power in their hands and enhance the demand for houses.

Another important change the association has sought is the stipulation that 80 per cent of the materials used should be purchased from GST registered agencies. It acts as disincentive to small and medium scale builders, who spend more than 40 per cent on

labourers. This stipulation should be brought down to at least 60 percent.

Another critical issue we represented is the issue of affordability. Increase of tax holiday u/s 80 IAB to developers and funding stalled projects would greatly boost the demand for houses. Removal of Rs. 45 lakh cap and extension of 1 per cent GST are other issues that would have a positive impact on the affordable housing sector. For non-metros, affordable housing should be Rs.75 lakh instead of Rs.45 lakh and 90 sq mts instead of 60 sq mts. For metro cities the value for consideration should be Rs.1.5 crore instead of Rs.75 lakh and area 120 sq mts instead of 90 sq mts sq

Realty sector heavily depends on government support to carry on its activities in healthy and profitable atmosphere and incorporating the above issues in the coming union budget would be spur the realty sector and of help the concept of "ease of doing business."

We also requested that the status of industry should be given for construction industry. It is our long pending request.

Before I conclude I should mention a heartening development connected to our association. The CYW and the recently formed CWW have been actively participating in all activities. They had organized distribution of clothes to the needy and the CWW had also organized a very useful and educative interactive session on breast cancer recently.

I am mentioning this because it is members of CYW and CWW that would take the legacy of the association to the next level of excellences.

I request you all to be very careful about the rapidly spreading Omicron and not to take it lightly. As you must be aware by now, strictly following COVID protocol, which means, wearing a mask, maintaining distance and frequently sanitizing are the best protection against any kind of COVID.....

I wish you health and harmony at the domestic front and peace and prosperity at your professional work....

ALL THE VERY BEST.....

Yours,

B. SRINIVASA RAO

Chairman,

CREDAI Visakhapatnam.

శ్రేణాయిసభ్యులకు,

నూతన సంచత్తర శుభాకాంక్షలు . . .

ఆంధ్రప్రదేశ్ రెరా అధారిటీ 2017 లో ప్రారంభించారని మనందరికీ తెలిసిన విషయమే . రెరా చట్టంలో మన నిర్మాణ రంగానికి మరియు రియల్ ఎస్టేట్ డెవలపర్ల కు సంబంధించి ఎన్నో నియమ నిబంధనలను నిర్దేశించారు. చట్టంలోని నియమాలకు అనుగుణంగా బిల్డర్లు తమ ప్రాజెక్టులను రెరా లో రిజిస్టర్ అయ్యేటట్లు గాను, ఎప్పటికప్పుడు నిర్దిష్ట సమయంలో త్రైమాసిక అప్డేట్లను సబ్మిట్ చేయడం మరియు చట్టాన్ని తు చ తప్పకుండా అనుసరించేట్లుగా నిర్దేశించారు.



ఇప్పటికి రెరా చట్టం అమలులోకి వచ్చి దాదాపు 5 సంవత్సరాలు అయినా, ఇప్పటివరకు చట్టం లో ఉన్న ప్రాజెక్ట్ అంచనా వ్యయం పై 5% వరకు పెనాల్టీ చార్జీలు వసూలు చేయడం గానీ, ఇతర విషయాలలో గానీ మన బిల్డర్లకు వ్యతిరేకంగా పెద్దగా చట్టరీత్యా చర్యలు తీసుకొనలేదు. చాలా వరకు ఆంధ్రప్రదేశ్ రెరా అధారిటీ మన బిల్డర్ల యందు ఎంతో కొంత సుహృద్భావంతోనే ఉంది.

ఈ పరిస్థితుల్లో ప్రస్తుతం రెరా వారు త్రైమాసిక అప్డేట్లను నిర్దేశ సమయములో సబ్మిట్ చేయని బిల్డర్లకు ప్రాజెక్టు అంచనా వ్యయంపై 5% వరకు జరిమానా విధిస్తూ నోటీసులు జారీ చేస్తున్నారు. ఇప్పటికే ఎన్నో సమస్యలతో సతమతమవుతున్న మన బిల్డర్లకు ఇలాంటి జరిమానాల వల్ల మరింత ఆర్థిక భారమౌతోంది. ఇందుమూలముగా మూడవ త్రైమాసిక అప్డేటు చేయుటకు కాస్త సమయము కోరగా రేరా అధారిటీ వారు ఆ సమయాన్ని జనవరి 22 నుండి ఫిబ్రవరి 10వ తారీకు వరకు పొడిగించడమైనది. ఈ పొడిగించిన సమయాన్ని అందరూ సద్వినియోగం చేసుకొని మూడవ త్రైమాసిక అప్డేట్లను నిర్దేశ గడువులోగా చేసుకుంటారని కోరుకుంటున్నాను.

మన క్రెడాయి విశాఖపట్నం మొదటి నుంచి కూడా మన సభ్యులందరకు రెరా చట్టంలో ఉన్న నియమ నిబంధనలను తు చ తప్పకుండా అనుసరించాలని ఎన్నోసార్లు విజ్ఞప్తి చేస్తూ వచ్చింది.

రెరా అధారిటీ వారు మున్ముందు మరింత కఠినంగా వ్యవహరించ వచ్చు. చట్టరీత్యా మరిన్ని చర్యలు తీసుకొనవచ్చు. కాబట్టి మన సభ్యులందరూ కూడా,

1. తమ ప్రాజెక్టులను రెరా లో తప్పకుండా రిజిస్టర్ చేసుకొనవలయును,
2. త్రైమాసిక అప్డేట్లను నిర్దిష్ట సమయంలో సక్రమంగా సబ్మిట్ చేయవలయును.
3. ఆక్యుపెన్సీ సర్టిఫికేట్ వచ్చిన తర్వాత అపార్ట్మెంట్ ప్లాట్ ఓనర్లు అసోసియేషన్ ఏర్పాటు చేసి జిల్లా రిజిస్ట్రారు కార్యాలయములో సొసైటీస్ యాక్ట్ క్రింద రిజిస్ట్రేషన్ చేసుకొని సర్టిఫికేట్ ను పొంది దానిని రేరాలో అప్లోడ్ చేయవలయును.
4. పై వన్నీ ఎప్పటికప్పుడు అప్డేట్ చేస్తూ, ఆక్యుపెన్సీ సర్టిఫికేట్ వచ్చినా కూడా రెరా అధారిటీ నుండి ప్రాజెక్ట్ క్లోజర్ పొందేవరకు త్రైమాసిక అప్డేట్లు సబ్మిట్ చేస్తూ ఉండవలయును. మరియు రెరా చట్టం లోని నియమాలను తప్పకుండా పాటిస్తూ, ఏ ఇతర సమస్యల వలయములో పడకుండా ఉండాలని ఈ సందర్భంగా మరొక్కసారి మన క్రెడాయి విశాఖపట్నం చాప్టరు సభ్యులందరికి విజ్ఞప్తి చేస్తున్నాము.

ఈ నూతన సంచత్తరం లో మీరు, మీ కుటుంబ సభ్యులందరూ కూడా ఆరోగ్యంతో ఉంటూ, మీ వ్యాపారాన్ని అభివృద్ధి చేసుకుంటూ సంతోషంగా ఉండాలని కోరుకుంటున్నాను.

పీలా కోటేశ్వరరావు
 Immediate Past Chairman,
 CREDAI Visakhapatnam.,
 జాయింట్ సెక్రటరీ, కన్వీనర్, రెరా సబ్ కమిటీ,
 క్రెడాయి, ఆంధ్రప్రదేశ్.



With a focus on four pillars of development – inclusive development, productivity enhancement, energy transition, and climate action – the Union Budget 2022-23 presents a blueprint for India @100 focusing on farmers, women, youth, and marginal class for FY 22 - 23. Infrastructure development has been given continued importance once again with the announcement of PM Gati Shakti master plan. The National Highway network will be expanded by 25,000 km in 2022-

23 and other modes of transport too will be expanded. The Government aims to facilitate technology-enabled development by leveraging the knowledge of start-ups for special initiatives like Drone Shakti and plans to introduce E-passports, digitization of land records, digital rupee by RBI, etc in 2022 - 23. Govt. has once again underlined the importance of industry linkages in skill development & up-gradation and announced the setting up of digital university too. FM reiterates the importance of faster environment clearances as part of Ease of Doing Business.

Recognizing the importance of urban housing and the increasing pace of urbanization, the Govt. will emphasize better planning for sustainable living in Tier 2 -3 cities. In this regard, investment in urban sector capacity building, modernization of building bye-laws & mass transit projects on

the hub and spoke model will be executed. The work on National Generic Document Registration System (NGDRS) will be accelerated. Data centres to be given Infrastructure status which in turn will boost financing to the sector.

Allocation of 48000 Crores towards the completion of 80 lakh home under PMAY is a welcome step. FM also announced that approvals related to land and construction particularly for Affordable Housing in the Urban areas will be given priority. An increase in Capital Expenditure by the Government by 35.4% to 7.5 lakh crore without any increase in Direct taxes is expected to add momentum to the overall development process across sectors."

- Mr. Harsh Vardhan Patodia,
President,
CREDAI National

KEY HIGHLIGHTS OF BUDGET ON REAL ESTATE

Housing & Urban Planning

- Rs 48, 000 crore is allotted for PM Awas Yojana
- In 2022-23, 80 lakh houses will be completed for identified beneficiaries of PM Awas Yojana; 60,000 houses will be identified as beneficiaries for PM Awas Yojana in rural & urban areas
- 60,000 crore allocated for providing access to tap water to 3.8 crore households
- In 2022-23, 80 lakh households will be identified for the affordable housing scheme
- A high-level committee for urban planners and economists to be formed for recommendations on urban capacity building, planning implementation, and governance.
- 5 existing academic institutions for urban planning to be designated as Centre for Excellence with endowment fund of Rs 250 cr
- Modern building by-laws will be introduced
- A high-level panel to be set up for urban planning
- Govt to promote use of public transport in urban areas

CREDAI Expo 21 A success story.



The 7th Edition of Credai-Visakhapatnam Property Expo, which was held at the iconic Gadiraju Palace and Centre, on 24th 25th and 26th December, has been a huge success. For this, every member of CREDAI - Visakhapatnam, including its Chairman, Sri Bayana Srinivasa Rao, President, Sri KSRK Raju, Hon Secretary Sri E. Ashok Kumar, Treasurer, Sri A. Shivanand and Expo Convener, Sri V. Sreenu and members of CYW and CWW could be legitimately proud of. The conduct of Expos, which is one of the important activities of the association and which started in 2014-15, had brought the builders and prospective buyers under one roof and carved a niche for itself in the realm of real estate in the entire state. If Credai-Visakhapatnam has become a household name in the city and surrounding areas, it is mainly because of the popularity of Expos and delivery of quality units in time. "Trust and Confidence" have become the hall marks of the association and its members.

Two important features of the Expo needed to be mentioned.

Because of pandemic, the EXPO could not be conducted last year and this year it was resumed and carried out successfully.

Its success is reflected in the number of walk-ins and business transactions, running into several crore rupees, carried out, on the spot, during the three days.

For the first time, as decided by the EC, the conduct of Expo was outsourced, even though every



aspect of the Expo was closely monitored by the association and virtually it has become a show of CREDAI-Visakhapatnam only.

The aim of the Expo has always been to bring all stake holders under one roof, display a large number of houses, plots, sites, villas, luxury apartments and enable the buyers to select his dream houses from among the units that are at display by reputed builders. This year is no exception.

Like in the previous Expos, the SBI was the principal

sponsor for the Expo and apart from being principal sponsor, it had also taken active role in a number of activities, including participation of its senior officers like CGM, who came all the way from Mumbai and DGMs. The interactive session with these senior officials had thrown light on a number issues, including housing loans and project financing. It proved to be informative and very beneficial both to customers and builders.

Another important event is the other interactive session with the Chairman of Smart City Corporation. Anchored by former Chairman Sri P. Koteswara Rao, it threw light on various development activities, taken up under Smart Cities Development Mission, and how builders could contribute to and benefit from this mission.

Another high light of the event was presentation of the BR Raju Award for 2021 to three meritorious students of architecture from Andhra University. Architecture is one of the important aspects in construction industry and the award was instituted in memory of B.R.Raju, himself an architect, to encourage students of architecture. Incidentally all the three winners are girls this time.



Housing prices may rise 5% during 2022: Report

BY AVINASH RAGHAV

NEW DELHI: Housing prices may rise 5 per cent next year on improved demand, according to. In its '2022 Outlook Report', the property consultant said: "While 2021 was mostly impacted by the volatility due to the pandemic, 2022 may prove to be a more stable year for the sector both for commercial as well as the residential sector." On the housing segment, the report said that sales momentum is expected to continue in 2022 as prospective homebuyers' preferences for bigger homes, better amenities, and attractive pricing will keep them interested to seal the deals. "After facing a series of structural reforms like demonetisation, GST, and RERA during the last decade, the pandemic arrived as another blow for the real estate sector. Our decadal analysis of the 2011 to 2021 period indicates many of the supply and demand-side factors have started putting upward pressure on house prices and as a result, we project around 5 per cent price increase in 2022," it added. Shishir Bajjal, chairman and managing director at India, said the real estate sector

recorded a smart recovery despite the pandemic exigencies in 2021 with segments like residential outperforming others.

The disruption caused by pandemic, is slowly settling down and the real estate market is



expected to gain back its rhythm in the next two to three quarters and although the threat of the new variant is adequately contained with minimum disruption in the early part of the new year. Should we be able to continue at this pace, the real estate sector will see an adequate recovery to match or indeed cross the pre-pandemic levels," he said. Knight Frank said that the top five IT companies'

incremental demand for office space based on robust hiring in the last eighteen months is estimated at 11.67 million square feet, spread out over the next one to two years. "Co-working sector will benefit as pandemic reinforces the need for agility like never before. Agility, a keyword associated with the co-working sector, will drive the demand rebound for flexible office spaces despite the return of normalcy. The recovery in the office sector and flight-to quality trend is expected to keep rents stable to increasing in 2022," the report said. Transactions for the warehousing segment, riding on the boom of the e-commerce sector, is projected to grow at a CAGR (compound annual growth rate) of 20 per cent from 31.7 million square feet in the financial year 2021 to 45.9 million square feet in the financial year 2023. Indian data centre market currently houses an estimated 445 MW of critical IT capacity, and with a significant approximate 290 MW addition in 2022, the total count will scale up to 735 MW by end of next year.

5 HOUSING TRENDS

to watch out for in 2022

Despite Omicron worries, sectoral experts are positive in their outlook for the residential real estate market. Luxury residential premises and multifunctional homes are likely to see good

India's real estate sector, including residential housing, was not immune to the devastation caused by the coronavirus outbreak in 2020. This year, the sector began showing signs of resilience and regained momentum despite a devastating second COVID-19 wave. Going into the new year, the emergence of the Omicron variant is causing concerns but sectoral experts have a positive view of 2022. Here are the five key housing trends to watch out for in the coming year.

New supply and sales in the residential real estate market "may reach 2019 levels" by 2022, according to Anarock Property Consultants. Interest rates may start inching up from the second half of 2022, it said. The sector will witness an increase in the share of "large players"-Grade A and organised developers-who will continue to dominate and capture more market share from smaller and unorganised players, Anarock Group Chairman Anuj Puri said.

Mid-end and high-end housing segments "will continue to drive a majority of the demand", he said. (Representative image: Shutterstock)

According to property consultant Knight Frank India, the residential segment will witness around "5 percent capital value growth in

December 9, added. According to Anarock Group, the prices may appreciate in the "range of 5-10 percent".

In 2021, an uptick was seen in the sale of luxury residential premises in Mumbai and Delhi. The trend is likely to continue in 2022, say real estate experts. To



2022". Many of the supply and demand-side factors, assessed over the last decade, have started putting upward pressure on house prices, it said in a recent report. "Residential sales momentum is expected to continue in 2022 as prospective homebuyers' preferences for bigger homes, better amenities and attractive pricing will keep them interested to seal the deals," the report, released on

tap into the demand, Tata Realty and Infrastructure has plans to develop an ultra-luxury residential apartment project near Hailey Road in Delhi, and Godrej Properties said it has entered into a joint venture with the TDI Group to construct a luxury housing project in the capital's Connaught Place area. "While there are some challenges with regard to the supply of high-end floors in the Delhi market due

to delays, the outlook for the super-luxury market in 2022 remains robust," said Amit Goyal, CEO at India Sotheby's International Realty.

The gap between rental yield and bank FD rates, which has been shrinking over the past few years, is expected to reduce further moving into 2022. In the past, rental yields in Mumbai were a low of 1.5-2 percent. This has now come in the range of 3-4 percent. "During the same period, the interest on bank FDs has reduced from 8-8.5 percent to about 5-6 percent. This has significantly reduced the incentive to defer the decision to purchase a property," Deepesh Salgia, Director, Shapoorji Pallonji Real Estate, said in a recent column for M

The pandemic-related curbs and the continuance of hybrid work models has allowed builders to aggressively market multifunctional homes. According to experts, this trend will continue in the next year as well. "2021 has definitely pushed us to explore unique marketing tools to virtually appeal to customers. Looking ahead, 2022 will be a year with continued steady demand for multifunctional homes. There will continue to be unique project offerings and homebuyers will have ample choices. Given the confidence built in 2021 post the pandemic and the favourable interest rates for homebuyers, one can expect an uptick in sales in the coming year," Sterling Developers Chairman and MD Raman Sastri said.

BUDGET 2022 EXPECTATIONS

Real estate may see increased capital outlay, FDI inflow and tax relaxations, say experts

However, some experts believe the upcoming Budget is expected to focus on providing a push to both affordable and rental housing as well as strengthen the existing financing system to provide liquidity to stuck real estate projects.

Finance Minister Nirmala Sitharaman and her team is all set to announce the Union Budget 2022 in February.

With rising COVID-19 cases due to the new Omicron variant, Indian economic recovery may once again take a setback. As lockdowns and restrictions are being imposed by several states to control the COVID-19 cases, real estate sector is expecting the government to increase the capital outlay so that impetus to the economy can be provided.

Few key relaxation in taxes to boost the real estate sector and rise in FDI inflow are among other expectations from the Budget 2022 by the industry.

However, Confederation of Indian Industry president TV Narendran expects the government to focus on investment and infrastructure in the next Budget, rather than focusing on introducing new measures every year. He was of the opinion that the government should nurture employment and focus on increasing consumption.

"I think if we execute what we said we would in the previous years, it would be great progress. If I were to bucket our recommendations -- one is to continue with the government focus on infrastructure and investments because that helps create demand, jobs, and helps drive competitiveness," he said....

How artificial intelligence is making shifting easy in 2022

A head start has already been made when it comes to the adoption of AI in making shifting easy for every person who needs to relocate.

Artificial intelligence (AI) and machine learning have over the past few years been swiftly redefining sectors and industries across the world. From education and health to manufacturing and technology, every sector is leveraging the benefits of AI and ML, though the same does not stand true for the logistics industry, especially the movers and packers segment. However, just like the recent evolution of aggregators in movers and packers segment, a head start has already been made when it comes to the adoption of AI in making shifting easy for every person who needs to relocate.

AI and house shifting

A thorough survey and subsequent listing of items are a prerequisite of hassle-free shifting. This means every item that needs to be transported is listed as per its type, fragility or volume occupied. AI has a major role to play in this regard, especially owing to the new normal, as it makes virtual survey a reality. It entails that there would be automatic item identification and listing in the form of both pictures and videos.

For instance, picture-based virtual surveys have become a reality with the help of AI. As per

our experience, the scope of error was minimised and the level of accuracy is impeccable, too. After a few-last minute bug testing, people would soon be able to do it even more easily by using AI-enabled apps. All they need to do is take a panoramic view picture of the room or area, following which the app itself would do all the listing. Suppose there's a cupboard. Depending on its size and specifications, the items stored within it would be calculated automatically by the app. This is done through object recognition technology, which has already proven its mettle.

The picture-based survey is also a great enabler of automatic pricing systems. Since the listings were automated, a simultaneous automated bidding was initiated among shifting partners to obtain the best possible price for end consumers. While it saves plenty of time, it benefits the moving and packing team with a swift process and the customers are comfortable with the incurred expense. It is important to mention here that augmented reality is also being explored to further enhance the process.

The way forward

The next course of action for integration of AI is focused on the

packing of items. A few bugs remain to be tackled for packing listings through AI to actually become a reality. Once this is sorted, every packaging carton would carry a virtual bar coding, thereby eradicating the possibility of items getting missed or damaged. To maintain standardisation and compliance, the onus is on the aggregator to provide uniform packing material, conducive to different requirements such as carrying heavy or fragile items.

While we can continue to talk about the advancements, we cannot ignore the bottlenecks that jeopardise the prospects of widespread AI integration in space. One of the firsts is lesser informed customers. Once they are adequately informed about the pros, the scope of error would be minimised. It needs to be communicated effectively that the pricing would be dynamic with integration of AI, and customers can in fact bank on expected price down suggested to them. Also, the customers are to gain the most with an ongoing bidding process at the backend, quite similar to a stock market experience.

The writer is co-founder & MD, Shift Freight.

'Reduction in HOME LOAN RATES to Spur Demand For Residential Properties': Experts

Lower interest rate on home loans: With low interest rates, banks are also providing various offers including discounts on processing fees or special benefits for women customers to lure homebuyers.

Nikita Prasad.

The country's top lenders including State Bank of India (SBI), Kotak Mahindra Bank, HDFC Bank, as well as ICICI Bank recently reduced the interest rates on home loans. Along with the low-interest rates, the banks are providing various offers including discounts on processing fees or special benefits for women customers to lure home buyers. On Friday, March 5, the country's leading private lender ICICI bank announced that it reduced its interest rate on home loans up to ₹ 75 lakh to 6.70 per cent, its lowest in 10 years.

This came days after the country's largest lender- State Bank of India, reduced its interest rate on home loans up to ₹ 75 lakh to 6.70 per cent, its lowest rate on home loans on record. As the financial year comes to a near close, leading banks have reduced interest rates on home loans to take advantage of stamp duty relaxation and compete in a sector witnessing low credit demand.

Here are some remarks from experts of the real estate sector on the recent reduction in home loan interest rates and its effect on the sector as a whole:

"The reduction in home loan interest rates by leading banks for a limited period have extended the best buying opportunity for the

homebuyers. The banks are competing to grab the home loan customers before the fiscal year ends. Currently, the home loan rates are at an historic 15 year low, as banks compete in a market with low credit demand. The benign interest rates environment will continue for some time and it is unlikely that interest rates will fall further from the current levels," said Pritam Chivukula, Co-Founder and Director, Tridhaatu Realty (Secretary, CREDAI-MCHI)

"For the next few days, the buyers can swoop in on good deals on the back of rock-bottom interest rates on home loans, stamp duty relaxation, offers and the availability of choices from good developers. We can already see that the demand for residential properties has picked up now as people are beginning to believe that this is the best time to buy a property," added Pritam Chivukula.

"There is already a growing desire of owning a home as consumers look at it as a necessity in this unprecedented time of the COVID-19 pandemic. With the last few days left to avail the stamp duty benefit, there is a stiff competition amongst the financial institutions to provide the consumers with the best home loan interest rates," said Ashok Mohanani - President, NAREDCO Maharashtra

"This is the best time to buy a home as it gives the aspiring homebuyers a lifetime opportunity to purchase their dream home with reduced stamp duty as well as all-time low interest rates. These factors are also proving to help spur the real estate demand that was temporarily hit as a result of the pandemic," added Ashok Mohanani.

"The reduction in home loan rates by leading banks is going to help the demand side immensely. Currently, the all-time low, sub-7 per cent interest rates are encouraging consumers to proceed with their purchase and quickly close their transactions. Low interest rates also help enhance eligibility for home buyers thereby bringing more customers into the marketplace," said Jayesh Rathod, Executive Director, The Guardians Real Estate Advisory

Comments" A low interest rate regime is bound to catapult unimaginable, economic growth in the country as a result of enhanced consumption. The low interest rates coupled with negligible or nil transaction cost will augur well for ready-to-move-in homes and the affordable housing industry. Both of these categories will benefit immensely from the reduced rates," added Jayesh Rathod.



Curtain Raiser: GVMC Mayor. Golagani Hari Venkata Kumari, lighting lamp and formally inaugurating the Curtain Raiser Function of EXPO on 06/12/21. (from left) CREDAI Visakhapatnam President Sri KSRK Raju, Convener Sri V. Sreenu, SBI DGM Sri Manmaya Pandab, Chairman Sri Bayana Srinivasa Rao and Hon Secretary Sri E. Ashok Kumar are seen in the picture.



Meeting with GVMC Commissioner Sri Lakshmi on 13/12/21. (From Left) Joint Secretary Sri N. Vamsi Mohan, President Sri KSRK Raju, Chairman Sri Bayana Srinivasa Rao, Hon Secretary Sri E. Ashok Kumar and EC members Sri Ramanaiah and Sri P. Narasimha Rao.



Chairman, Sri Bayana Srinivasa Rao, addressing media conference regarding steep hike in prices on 16/11/2021. He was flanked by Hon. Secretary Sri E. Ashok Kumar and President Sri KSRK Raju.



Meeting of CYW attended by members of CREDAI Visakhapatnam. (from Left) CYW Secretary Sri B.V. Sreedhar, CREDAI-EC Member Sri Narasimha Rao, Joint Secretary Sri KVR Raju (Ramesh) and Youth Wing Coordinator Sri G. Karthik.



Group photo of CYW attended by CREDAI Visakhapatnam members at the meeting of CYW on 16.12.21.



Members of CWW distributed clothes to the needy as part of its CSR activity on 29/11/21. CWW Vizag Coordinator, Smt. N. Mridula, CWW Secretary Smt B. Suma and other CWW members are seen with CYW Secretary Sri BV Sreedhar and CREDAI Visakhapatnam, President Sri KSRK Raju.



An interactive session with Smart City Corporation Chairman (with mike in hand) Sri G. Venkateswara Rao (GV) was organized at the EXPO on 25/12/21. Former Chairman Sri Peela Koteswara Rao anchored the interactive session, where the Chairman, gave details of various developmental projects being implemented as part of Smart Cities Development Mission.



Paying tributes to BR Raju, in whose memory the BR Raju Award for meritorious students of architecture from AU, is instituted. (from left) Deputy Mayor, Sri J. Sreedhar, Past Chairman, CREDAI Visakhapatnam, Sri G.V.V.S. Narayana, MLC Smt. Varadu Kalyani, Former Chairman Sri P. Koteswara Rao, MLA Sri Velagapudi Krishna Babu, MP Sri MVV Satyanarayana, CREDAI Visakhapatnam Chairman, Sri Bayana Srinivasa Rao, President Sri KSRK Raju, Hon Secretary Sri E. Ashok Kumar, Former Chairman, Sri K. Ramakrishna Rao and Expo Convener Sri V. Sreenu are seen.



CREDAI Visakhapatnam President, Sri KSRK Raju (with mike in hand) announcing the lucky winner of the Bumper Draw at the Expo on 26/12/21. (from left) Hon Secretary Sri E. Ashok Kumar, MLA Sri Velagapudi Krishna Babu, Chairman Sri Bayana Srinivasa Rao, MLC Smt. Varadu Kalyani, MP Sri MVV Satyanarayana, former Chairmen of CREDAI Visakhapatnam, Sri P. Koteswara Rao and Sri GVVS Narayana are also seen in the picture.



Hon Secretary Sri E. Ashok Kumar, welcoming all to the Expo on 24/12/2021, as the Chairman looks on in appreciation.



Congratulating winner of gold coin at the EXPO. (from left) EC Members Sri Madhu Kiran and Sri K. Srinivas, Chairman, Sri Bayana Srinivasa Rao, EC Member, Sri P. Narasimha Rao, President, Sri KSRK Raju and Treasurer, Sri A. Shivanand



An interactive session on "Issues of Advances and Project Finance on Real Estate Housing" was conducted at the EXPO on 25/12/21. The session was moderated by former Chairman, Sri Peela Koteswara Rao and senior SBI officers including Chef General Manager Sri Mahesh Goel. DGMs, Sri Vinod V Dattawadkar and Sri Manmaya Pandab CREDAI Visakhapatnam Chairman Sri Bayana Srinivasa Rao, President Sri KSRK Raju, Hon Secretary Sri E. Ashok Kumar, Treasurer Sri A. Shivanand and others participated in the session.



CREDAI VISAKHAPATNAM

PRERANA
Be the Change

CREDAI women's wing VISAKHAPATNAM

Be "Beautiful" by being "Healthy" inside!!!
Know the If's, But's & Why?

Dr. Aruna Anupindi.
MBBS, MRCP, FRCP
Consultant Clinical Oncologist.
arunamed127@gmail.com

Join Zoom Meeting
<https://us02web.zoom.us/j/81078864601?pwd=TDYlZlhpwZDliQl82ZGZCVnQlVnFnQT09>
Meeting ID: 810 7886 4601
Passcode: 466037
Time: Jan 19, 2022 04:00 PM Mumbai, Kolkata, New Delhi

To join the webinar please click the given link.

N. Mridula
CWW - Coordinator
Visakhapatnam

COMMITTEE

B. Suma
CWW - Secretary
Visakhapatnam



CREDAI VISAKHAPATNAM

CREDAI women's wing

CLOTHING DRIVE



Drop Off Points

- 📍 CREDAI Office (9912054448) - Shivajipalem
- 📍 Shree Lakshmi Function Halls (7893749384) - NAD Junction
- 📍 MK Gold Coast Club House (9010954444) - Yendada

Note:

- Please donate only wearable clothes
- Only clothes are accepted for this donation. No footwear
- No Undergarments for donation

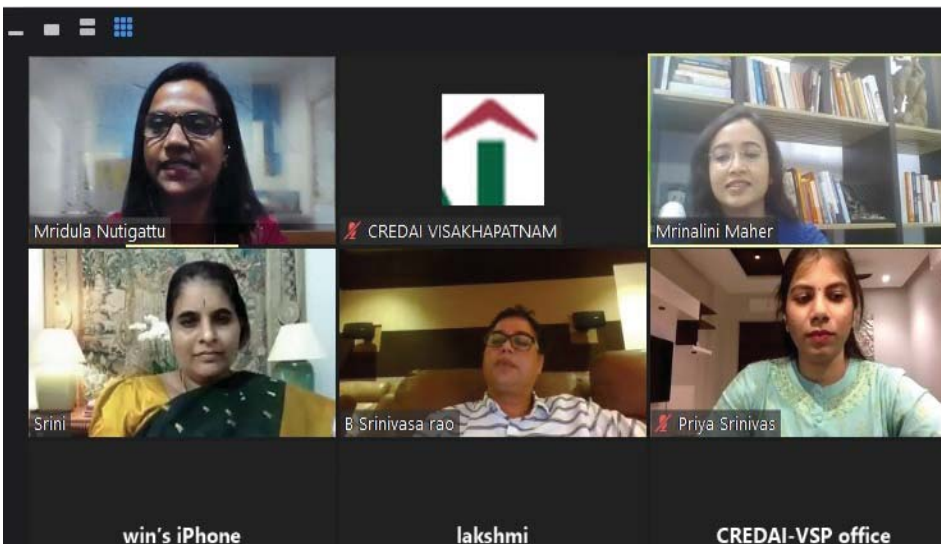
Last Date Of Donation: 28th Nov 2021

For Queries, Contact: 9912054448



29-11-2021_Clothes Donation - Generation Yuvaa

PRERANA ...



With the support of CREDAI, Visakhapatnam, we at CWW, were driven to create a platform for knowledge sharing. PRERANA has been designed to be this virtual platform which is meant to inspire and connect, with sessions planned to bring about a change from within its listeners by helping them take away key learnings.

PRERANA is the effort and teamwork of CWW, Vizag centre. We launched the PRERANA poster on 15th January, 2022 and hosted the first event on 19th January. Mr. K.S. Chandran, senior most CREDAI member and a Former Chairman, helped us get connected with our first speaker, Dr. Aruna Anupindi, consultant clinical oncologist from UK to forward the session with a very informative presentation on breast examination and awareness. She was very patient and threw light on many areas of breast cancer.

It was indeed a very useful and good session.

N.Mridula

CWW Co-Ordinator,
Visakhapatnam

WHILE OTHERS STOP AT LUXURY, OUR JOURNEY STARTS THERE

www.famerealty.co.in



FAME HORIZON

BE PART OF VIZAG'S MOST PRESTIGIOUS PROJECT | STUNNING 3BHK APARTMENTS FOR SALE

FOR ENQUIRIES CALL +91 80 80 80 6546

Experience our signature luxury landmarks in the city



SVCD Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxurious design marvels, but also a perfect specimen of 'beauty with quality'.

We have come a long way after constructing successful projects across the city as of today's date. This rendezvous of more than 5 years has made us a team of highly experienced construction experts.



SRI VENKATESWARA Constructions & Developers

G. Ramanaiah

M: +91 9440559494, 8121559494, 8978787111

E: ramanaiahsvcd@gmail.com



SRI KANYATM
STEEL • CEMENT
TRUST OUR SOLIDITY



On Time Delivery



**Transparent
Communication**



Online Ordering



Real Time Updates

Today, Sri Kanya Iron & Steel Private Limited leads the infrastructure industry with our innovative processes, seamless eCommerce ordering, status updates and streamlined tracking.



SRI KANYA IRON & STEEL PVT LTD

Head Office: 9-5-53/3, Nr isukathota bus stop, sivajipalem, Visakhapatnam -530017

Stock Yard: Plot Nos' 16, 17, 18, E-Block, Autonagar, Visakhapatnam - 530012



Toll Free: 1800 1234 69999
sales@srikanyasteels.com

Contact For Sales

88866 48561, 88866 81228, 98483 85599

WWW.SRIKANYASTEELS.COM