

# CREDAI Express

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## ITS HAPPENING!!!

- Next EC-GC: AHMEDABAD, Gujarat, April 8-9, 2017.

## Headway on Dual Control: GST to come into effect on July 1, 2017

- The entire taxation base will be shared between the assessment & machinery of Centre and the states.
- Assesses above annual turnover threshold 1.5 Crore would have equal division of assesses.
- All assesses with GST turnover of Rs. 1.5 cr or less: 90% assessed by state and 10% by Centre.
- The SGST and the CGST, the draft of those laws tentatively by the officers will come up before the council by the Feb 18.

## PUNE Residential Realty Report of 2016

(based on scientific & practical method by CREDAI Pune Metro member: Gera Builders)

- Pune is market of 1 Lac flat sale (2014: 99K, 2015: 89K, 2016: 94K).
- Average rates across city are down by 3.84% in 2016.
- The average price in Pune is Rs. 4990 per sq.ft.
- Reduction of 21% in total number of flats launched in 2016.
- 50% sale in 2016 is observed in budget segment of ticket value below RS. 4000 per sq. ft.
- Inventory overhang in Pune, 13 to 14 months putting Pune as one of the top performing Real Estate market in India.

Industry expectation-Union Budget 2017 for Real Estate Sector [read more](#)

**CREDAI**  
CONCLAVE 2017  
March 6-7, 2017 | New Delhi, India

**Awaits Your Participation**

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## CREDAI IMPACTS!!!

### Jaxay Shah, President Elect, briefing Hon. Union Ministers on Affordable Housing policies in Ahmedabad, January 11



### Installation of CREDAI Uttar Pradesh Youth Wing at Lucknow on January 14



## CREDAI MAKES NEWS!!!

### Be Smarter, buy young



### Be smarter, buy young

Here is a quick list of factors which can be considered by every young or first time buyer to make an informed decision

**NEW AGE MANTRAS**

- 1. Location
- 2. Amenities
- 3. Infrastructure
- 4. Security
- 5. Sustainability
- 6. Flexibility
- 7. Connectivity
- 8. Proximity to schools and hospitals
- 9. Proximity to public transport
- 10. Proximity to shopping centers
- 11. Proximity to parks and recreational areas
- 12. Proximity to business districts
- 13. Proximity to government offices
- 14. Proximity to religious and cultural sites
- 15. Proximity to entertainment venues
- 16. Proximity to sports and fitness centers
- 17. Proximity to pet-friendly areas
- 18. Proximity to pet-friendly services
- 19. Proximity to pet-friendly products
- 20. Proximity to pet-friendly communities

**MONEY MATTERS**

Here is a quick list of factors which can be considered by every young or first time buyer to make an informed decision

**END USERS DO NOT NEED AN EXIT STRATEGY AS SUCH SINCE THEY ARE IN IT FOR THE LONG RUN**

Investment versus utility

Right location matters

### CREDAI Property Expo 2017



### Industry expectation- Union Budget 2017 for Real Estate Sector



### Real Estate Projects spike in December quarter, despite note ban



### Higher tax breaks on home loans likely

