

Greetings from M3M!

We thank you for the tremendous response towards our first two volumes of M3M Pulse. Continuing our endeavour to keep you abreast with the latest trends and happenings in the industry we bring before you the third volume of M3M Pulse. Do share your feedback and opinions about this issue on our facebook page or via e-mail.

Happy Reading!!

## 2 YEARS OF MODI GOVT. AND INDIAN REAL ESTATE INDUSTRY



On 26th May, Modi Govt. completed its two years. His supporters are showering praises, the band of distractors are not keeping any stone unturned in denouncing his tenure. Getting into this tedious debate is not we are interested in- but as a leading real estate advisory, the fact cannot be denied that last 24 months have seen some really remarkable policy level initiatives, that once realized holds the capacity of entailing significant changes on the coordinates of Indian real estate. So here is the snapshot of some of the major policy level changes proposed by the Modi Govt. in last 2 years & how is it going to impact the Indian real estate industry.

- Smart City: The Dream Vision of Building 100 Smart Cities
- Housing for All by 2022
- REITS: Enabling Retail Investment in the Indian Commercial Sector
- Real Estate Regulatory Act

[Read More...](#)

Source: Business Insider  
30<sup>th</sup> May, 2016

## CIRCLE RATES REDUCED IN GURGAON TO BOOST REAL ESTATE SALES

Taking into account the prolonged slump in the real estate market, the Gurgaon administration has reduced the circle or collector rates by 15% across all segments, effective this week.

This is for the first time in a decade that circle rate has been reduced in Gurgaon, which has been one of the hottest real estate markets in the country for the last one and a half decade.

A district level committee headed by deputy commissioner TL Satyaprakash had recommended the reduction in circle rates in April this year. "We had sent the proposal to reduce circle rates by 15% in the month of April taking into account the slowdown. The proposal has been approved by the government and new rates will be effective from midnight today," Satyaprakash told HT.

Registration fees of property, a substantial source of government revenue has witnessed decline in the past two years, forcing the government to take this decision.

[Read More...](#)

Source: Hindustan Times  
28<sup>th</sup> June, 2016



## RESIDENTIAL REAL ESTATE IN FOR A REBOUND THIS YEAR, 5 FACTORS THAT MAY HELP



India's realty sector, especially residential sector, which has been witnessing slowdown since last couple of years is set to rebound from October onwards on overall economic scenario. The macro-economic indicator and steps taken by the government to bring transparency in the real estate sector hint at reviving the sector in the long run. High inventory levels, diminished demand and limited liquidity saw sales and prices plummet, impacting new launches. The real estate sector witnessed the worst phase in 2015-16.

Overall residential sales were down in the FY 2015-16 compared to FY 2014-15. As per recent data, 1,58,211 units were sold in FY 2015-16 vs 1,61,875 units sold in FY 2014-15, which is a drop of 2.2 per cent. However, a positive twist to this otherwise grim situation is the rise in sales in Q1CY2016. This quarter saw a sale of 42,521 units compared to 39,001 units sold in Q4CY2015 – an increase of 9 percent.

[Read More...](#)

Source: Financial Express

30<sup>th</sup> May, 2016

## PROPERTY DEMAND UP BY 27%: CUSHMAN & WAKEFIELD

According to property consultants Cushman & Wakefield's recent report, with the increase in demand of affordable housing segment, the first quarter of 2016 witnessed launch of approximately 31,200 units across the top eight cities in India, recording an increase of 27% year-on-year. The residential market, which saw a fall in launches in 2015, saw a remarkable comeback in the first quarter, backed by a six-fold rise in launches in the affordable housing segment which saw an addition of over 10,950 units during Q1 2016 as developers foresee greater demand in this highly price-sensitive segment.

[Read More...](#)

Source: Business Today

12<sup>th</sup> May, 2016

## SPRING IN SECTOR - RESIDENTIAL SECTOR SET FOR REBOOTED GROWTH

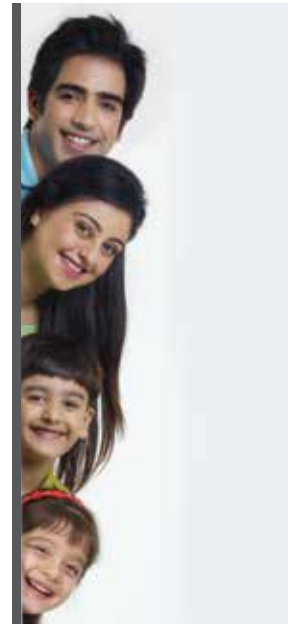
A majority of industry experts and developers say that better days seem to be ahead for the residential sector now. Having faced turbulent times for the past few years, the nation's housing market is now showing signs of revival, spurred by changes in the economy as well as various initiatives taken by the union government.

Trends are beginning to change basis expectations of a good monsoon, revival in the economy, reducing inflation and the fact that residential prices have bottomed out.

[Read More...](#)

Source: Times of India

28<sup>th</sup> May, 2016



## REAL ESTATE ACT: BIG PUSH FOR GOOD GOVERNANCE AND TRANSPARENCY

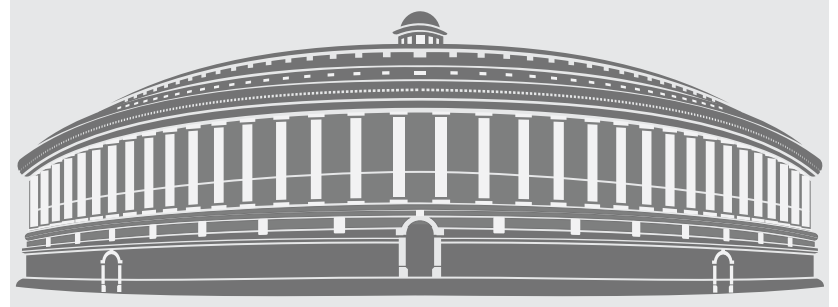
The passage of the Real Estate Regulatory Act by both houses of Parliament brings for the first time ever, compliance and governance in a sector whose functioning has been considered opaque and where information asymmetry and potential money laundering fraud has had maximum scope.

The act which provides for the establishment of a Real Estate Regulatory Authority (RERA) in each State/Union Territory will bring in the much-needed professionalism. The Act will regulate both commercial and residential transactions, all of which will be overseen by the RERA. It also establishes a fast-track dispute resolution mechanism through adjudication and a Real Estate Appellate Tribunal.

[Read More...](#)

Source: Business World

18<sup>th</sup> May, 2016



## GURGAON'S REALTY SPACE GETS A DOUBLE BOOST

The Haryana government has unveiled a two-pronged measure to create more space for housing in its cities by allowing plot owners to increase ground coverage as well as purchase additional Floor Area Ratio (FAR).

This means the state's urban spaces, particularly NCR cities like Gurgaon and Faridabad, will both get taller and more congested as the state rakes in a revenue windfall through sale of FAR.

The changes were announced through a new policy notified by the Department of Town and Country Planning (DTCP) on May 6. The increase in FAR approved by the government is in the range of 0.35 to 0.80, depending upon the size of the plot. Owners of large residential plots and those converted for residential use through change of land use certificates have also been allowed to increase ground coverage.

[Read More...](#)

Source: [The Economic Times](#)

12<sup>th</sup> May, 2016



## NEARLY 19,000 RESIDENTIAL UNITS LAUNCHED IN 6 INDIAN CITIES IN Q4: REPORT

As many as 19,000 residential units were launched in top six cities during January-March, a report by Colliers International said.

According to the Colliers International Report, amidst a cautious sentiment, nearly 19,000 units were launched in top six cities including Mumbai, Bengaluru, Pune, Gurgaon, Noida and Chennai.

Maximum launches were concentrated in Mumbai (nearly 6,500), followed by Bengaluru (6,000) and Pune (2,200). While 1,100 units were launched in Chennai, there was a marginal improvement in the launches in Noida and Gurgaon.

[Read More...](#)

Source: [NDTV Online](#)

12<sup>th</sup> May, 2016



For any feedback or suggestions, please mail us at: [Feedback@M3MIndia.com](mailto:Feedback@M3MIndia.com)



Our Expertise. Your Joy.

**M3M India Pvt. Ltd.**

CIN: U80903HR2007PTC044491

Paras Twin Towers, Tower B, 6<sup>th</sup> Floor  
Golf Course Road, Sector-54,  
Gurgaon-122002, Haryana

**Sales Gallery/CRM Cell**

"The Experia"

Golf Course Road (Extn.),  
Sector-65, Gurgaon-122002, Haryana

 1800 123 3333

 +91 124 4732000

 +91 124 4732010

 'M3M' to 56263

 [www.M3MIndia.com](http://www.M3MIndia.com)

 [info@M3MIndia.com](mailto:info@M3MIndia.com)  
[feedback@M3MIndia.com](mailto:feedback@M3MIndia.com)