

Real estate is a buyers' market: Navin's top woman

◆ Bhavani Kumar speaks to NT about RERA, PMAY and women investment in sector

| PRAVEEN KUMAR S |

Chennai, Sept 4:

The real estate sector is back on its feet and has started running rightaway as investors have pumped in around Rs 24,011 crore in the first half of 2018. This was due to rise in buyers' confidence on Rera implementation and improving capital values.

IT parks and commercial real estate alone got the biggest investment share of around Rs 13,151 crore, followed by retail real estate at around \$300 million or Rs 1,898 crore.

An ideal alternative to investing in gold, real estate investment has been the talk of the hour and on the back of this, *News Today* had an interaction with executive director at Navin's, Bhavani Kumar.

She spoke about factors to consider before investing in real estate, the future of industry and benefits of the investment. Excerpts from her interview:

Q) Being a prime player in Chennai, how do you think the market has done in H1 this year?

A) Post demonetization, RERA and GST implementation the market has witnessed stagnant growth. However we predict the market to adapt to these changes and flourish in the coming months.

Q) After the 2015 deluge and implementation of RERA in the subsequent year, how do you think the market has responded?

A) At Navin's we welcome RERA move. Even before RERA implementation, we have stringently followed all guidelines. Even before government mandated, we always came out with brochure for carpet area and plinth area. Since RERA is beneficial for the customers due to its transparency, consumers will now be aware of the investment of their hard earned money and make thoughtful investment in real estate.

Q) How important is real estate (RE) when it comes to

'...it is not necessary to save money for a long time and buy property. One can apply for housing loan and banks now sanction up to 80 per cent home loans, which benefit the homebuyers'

higher ROI in today's market?

A) Considering the case of gold investment or gold bond the interest rates are very low and converting these bonds to cash takes time. But in real estate, converting the property to money is not bond dependent and as and when required, if the property is good considering many factors, the conversion happens easily. Now it is buyer's market



IN HER WORDS...

'At Navin's we always adhered to CMDA rules from the beginning. For us customer satisfaction, happiness and peace of mind are very important and continue to remain as our main criteria. Our recent Medavakkam Starwood Towers 2.0 launch is an extension of this measures to make home buying a convenient and pleasurable experience. We offer smart homes at an affordable price to let our customers enjoy the benefit of luxury inexpensively.'

and for more than five to 10 years the land and property prices have not increased. With market growth predicted to increase, investing in real estate now is the right time and will yield higher ROI in years to come.

Q) Give us your thoughts on women investing in RE and how it has changed the demographic.

A) In the current market scenario, with increasing women employment, there are plenty of personal buyers over commercial. Women tend to save money over a period of time and look for good investment options for secured future. In fact it is not necessary to save money

for a long time and buy property. One can apply for housing loan and banks now sanction up to 80 per cent home loans, which benefit the homebuyers. Government's implementation of Pradhan Mantri Awas Yojana (PMAY) is a boost for women yearning to buy homes. The rate of interest for women buyers are subsidized and every women, widower and transgender can avail these benefits.

Q) What are the factors that one has to consider before investing in this industry?

A) The first important factor is procuring the legal document, legal opinion on whether the property adheres to CMDA rules, RERA rules

and clarity on carpet area, plinth area. The next factor is the location of property and its distance from workplace. One should also consider the other amenities available around the project and a conducive neighborhood.

Q) What do you think the future has in store for the market, Chennai and nation?

A) The market will definitely grow in future given that a lot of policies are implemented by the Government to achieve 'Housing for all' agenda. The technological advancements like smart homes, IOT is shaping up the industry and will play a key role in reinforcing its growth.

AROUND THE WORLD

'Mauritius Tourism enjoys 11% growth'

| NT Bureau |

Chennai, Sept 4:

'Mauritius is a rich melting pot and a glamorous destination. It excels in different niche: Golf, spas, hotellerie, gastronomy and above all provides a sense of hospitality,' said Mauritius Tourism Promotion Authority (MTPA), India director, Arvind Bundhun.

He said during MTPA India's four-day roadshow event in Chennai on Monday. In addition to Chennai, MTPA India is also conducting roadshow in New Delhi, Ahmedabad and Mumbai between 30 August and 4 September. 'The objective of this programme is to promote Mauritius as a beyond-the-beach destination and this strategic platform will allow Indian partners to keep abreast of latest happenings in the tourism industry in Mauritius,' he added.

MTPA India country manager Vivek Anand, said, 'We want to update the travel fraternity and help them forge business ties with the Mauritius suppliers. We have seen a year-on-year growth of 11 per cent in Indian tourist arrivals over the last four years, taking the number to 86,000 in 2017.'

| A HARSHA VARDHAN |

Nashik, Sept 4:

Homegrown Utility Vehicle maker, Mahindra and Mahindra launched its much anticipated seven/eight seater passenger vehicle Marazzo. It is available at a starting price of Rs 9.99 lakh (ex-showroom) for its base M2 variant and prices go all the way up to Rs 13.90 lakh for the top trim M8 model.

The Mahindra Marazzo which was four years in the making features the world's first combination of a transverse engine mated to a ladder frame chassis, in a production vehicle. Mahindra says this combination offers the dual advantages of 'go-anywhere' ability that a ladder frame chassis provides and weight-saving, as the need for a propeller shaft is negated in a vehicle with transversely mounted engine. The word Marazzo means shark in Basque, a language spoken in the northern parts of Spain.

A \$200 million shark Speaking about the production process, chairman of Mahindra



MD of Mahindra and Mahindra, Pawan Goenka and chairman, Anand Mahindra, with the newly launched Mahindra Marazzo.

Group Anand Mahindra said \$200 million has gone into the R&D, design and engineering of the car from the bottom up. He said, 'This is the first time that we have designed a product made for India in Detroit at the Mahindra Automotive North America (MANA).

This product is a collaboration of MANA for engineering, Mahindra Research Valley (MRV) in Chennai for R&D and the Italian brand Pininfarina for design.' Talking more about the design, managing direc-

tor of Mahindra and Mahindra, Pawan Goenka said, 'The transversely mounted engine, apart from reducing weight, also makes way for a lot of space saving. The absence of a propeller shaft has also allowed the designers to reduce the height of the car, facilitating easy ingress and egress for passengers. The suspension travel at the rear is also the highest in its class.'

Powertrain and chassis The car comes in four variants, all powered by a 1.5 litre four cylinder

Diesel engine with a 6-speed manual transmission, producing 121 BHP peak power. The engine is considerably lighter in weight at 141.13 kg. The powertrain produces 300 NM torque at 1700 RPM.

Goenka said that 93 per cent of the torque is available between 1,600 to 2,500 RPM. Mahindra claims a fuel efficiency of 17.3 kmpl with a real-

world efficiency ranging from 12-15 kmpl.

Features

Goenka said that Marazzo has 52 per cent of high tension pressed steel in its construction. On the safety side, Marazzo has dual front airbags, disk brakes and ABS on all four wheels across all variants. Mahindra claims that the car has the best air conditioner in the segment as well.

Marazzo also offers twin chamber projector headlamps, 17-inch alloys, touchscreen infotainment with Android auto and driver info-

tainment and voice control systems in its variants.

Competition and conclusion

Marazzo is currently available in six colour schemes. Goenka said the company has plans to launch a petrol variant and automatic transmission options to both petrol and diesel engines once BSVI norms kick in, in 1.5 years.

M&M brings American engg and Italian flair for its Marazzo

◆ MPV launched at Rs 9.99 lakh, aimed to take on Maruti, Toyota

PUBLIC NOTICE

The following original document have been lost on 27.08.2018 by my client T. Murugadas, S/o Thiruvengadam, residing at No. 13/5A, 6th Street, Dhasaradapuram, Saligramam, Chennai-600 093, relating to the property comprised at Thiruvallur (dis), Taluk, Thiruvallur Register Office, Ayathur Village, Survey No. 249/2B at document No. 9760/2010 & 7615/2014 at Ex-1404-SQ.

The above document was misplaced my client while taken xerox copy in near Avadi market. Finder of the above document may be contact to my client or to undersigned and handed over the same. It is hereby informed that misuse of the document by any person or persons will not bind my client in any manner.

K.M. RANJITH KUMAR,
B.Com., B.L.,
Mob: 95660 55076

PUBLIC NOTICE

It is informed to the public my client Mr. G. Ramakrishnan, Son of Gengaiyan, residing at No. 196/18, Keeth Street, Ganapathipuram Post, Chittoor, Vellore District-631 051 was misplaced the original Settlement Deed Dated: 13.03.1969. Registered as Document No. 853/1969 on the file of SRO, Nemili, (Presently at SRO Kaveripakkam) in respect of the property situated at Chittur Village, comprised in Survey Nos. 337/3, 337/5, 337/6, 337/7, 211/1, 360/2A, 210/1. Total: extent of Ac.28.68 Cents during the course my client (traveling from Chittoor to Poonamallee via Kancheepuram) Bus Stand through 76C bus and reached Poonamallee Bus Stand on 31.08.2018 at above 3.00 p.m. If anybody found the same, please handover to me or to my client. Further if any encumbrances is made by anybody in respect of property by using said document is not binding on my client.

T. NARAYAN & S. MANOKARAN
Advocate
No. 36, Trunk Road,
Poonamallee, Chennai-600 056.
Mob: 9380435032

PUBLIC NOTICE

My client **Mr. V. Mani, S/o: Varadhan,** residing at No.26/17, Beri Chetty Street, Thimiri Village, Vellore District lost the Original Deed of General Power of Attorney bearing Doc. No.71/2011 executed by his son Mr.M. Sarathy in respect of the property to be hold or to sale in future on my name and the same was kept at his Daughter-in-law's house. Anyone coming across the document may please send it to my client's address or to my address given below. Any encumbrance created by anyone based on the missing document will not be binding my client.

D. PARTHASARATHY B.A., B.L.,
Advocate-Notary Public,
No.10, New No.26, Jagjivanram Street, Dr.Ambedkar Nagar, Chittlapakkam, Chennai-600 064.
Cell:No:9444205232.

MISSING

Last 5.05.18 Our (Hotel Bellstead, Nungambakkam) We Lost Our TMB Share Certificate Folio No.2745, Certificate No.50334 at time of Renewal. Finding and giving will be rewarded **Call: 99415 22277**

NAME CHANGE

I, KUSHAL CHAND GEHLOT S/O PRAKASH born on 16/11/1988 residing at NEW NO:31/59 1ST FLOOR, MINT STREET, KONDITHOPE, CHENNAI - 600001, Tamilnadu, India, shall henceforth be known as **KUSHAL PRAKASH GEHLOT.**
KUSHAL CHAND GEHLOT.

BEFORE THE DEBTS RECOVERY TRIBUNAL 3 AT CHENNAI

5th Floor, Dewa Tower, 770A, Anna Saalal, Chennai - 600002
O.A.No. 272 OF 2018

Bank of Baroda, Ambattur, Chennai - 53 represented by its Chief Manager

VS Applicant
1) Ms. L.Jeba Sweetsy D/O P.Laban,
2) Mrs. L.Thankavimala W/O P.Laban
3) Mrs. Jeba Jasmine W/O P.Laban

Defendants
To
1) Ms. L.Jeba Sweetsy D/O P.Laban,
2) Mrs. L.Thankavimala W/O P.Laban
3) Mrs. Jeba Jasmine W/O P.Laban

All residing at No. 3, Aarthy Nagar, Thirumullaivoyal, Chennai - 62

Take notice that the application came up for hearing and the Hon'ble Tribunal was pleased to post the matter to 10.09.2018 for your appearance. You are hereby advised to be present in person or through your counsel before the Registrar of the Hon'ble Tribunal on 10.09.2018 at 11.00 a.m failing which the matter will be decided in your absence.

Dated at Chennai on this the 03rd day of September 2018.
K.R.Narasimhan
Counsel for the Applicant.

PUBLIC NOTICE

Please take notice that my client, Mrs. SHANMUGHA PRIYA, wife of Mr. V. Amarendra, residing at No. 19, Valmiki Street, T.Nagar, Chennai-600 017, had lost his original Settlement Deed registered as document No. 2043 of 2008 on the file of Sub-Registrar, T.Nagar, Chennai, when her office clerk while going to the auditor's office near Thirumalaipillai Road, T.Nagar on his two-wheeler dropped the bag containing the original Settlement Deed registered as document No. 2043 of 2008 on the file of Sub Registrar, T.Nagar and the same could not be traced in spite of my client's best efforts. If any person comes in possession of the said document, the same may kindly be handed over either to my client or to her counsel at the address mentioned below. If any person who comes in possession of the said document misuses the same for any transaction, such transaction shall not be lawful and not binding on my client.

MR. T.M. PAPPIAH,
Advocate,
No. 276, New Additional Law Chambers, Chennai-600 104.

PUBLIC NOTICE

Mr. A.C. Jyothi, son of Chinnasamy, residing at No.107, G.N.T. Road, Puzhal, Thiruvallur District, Chennai - 600 066, is the absolute owner of the property situated at Puzhal Village, Madhavaram Taluk (previously Ambattur Taluk), Thiruvallur District, comprised in Natham Survey No.447/3A, as per Thoraya Patta Survey No.782/4, measuring an extent of 2400 Sq.ft. now within Puzhal Town Panchayat, S.R.O. Red Hills, having purchased the same on 25.06.1982 by virtue of Sale Deed No. 3028 of 1982 from Tmt.Muniyammal, Pushpa and Gopal. The said A.C.Jyothi represents that he misplaced and found to be lost the above original parent document relating to above said his property and further declares he has not deposited the said original document with any financial institution as a security. If anyone has any interest or claim or rights over the said property, they may claim it to the under mentioned Advocate within 7 days from the date of Publication of this Notice. Failing which it will be presumed that the said property is free from any encumbrances.

A. DHIRAVIANATHAN
Advocate
140, Adil. Law Chambers,
High Court Campus,
Chennai - 600 104.
Cell No. 9840194196.

New shades of Thailand for Indian visitors

| NT Bureau |

Chennai, Sept 4:

Tourism authority of Thailand has launched a new campaign called 'Open to the New Shades of Thailand' announced executive director for ASEAN, South Asia and South Pacific region, Tourism Authority of Thailand Walailak Noypayak during an event held here. 'Through these promotional campaigns we hope to attract more Indians to visit Thailand.'

The campaigns include plans to attract Indians to visit eastern part of Thailand that aren't normally explored.

'We have narrowed down a list of 55 provinces for tourists to explore the true essence of Thai culture,' said director of Tourism Authority of Thailand (TAT) Mumbai Cholada Siddhivarn.

'These are towns that are hardly visited by tourists. Through these tourism campaigns we hope to include the provinces into the maps of the tourists.' She also added that in the near future the Thai government plans

to add direct flights to these places. According to the press release, this year from January to July, Thailand already has recorded 9,19,130 tourist arrivals from India, a year-over-year increase of 13.24 per cent. Thailand has generated a total revenue of 41,771 million THB (Thai Baht) from India accounting to a year-over-year increase of 15.39 per cent.

These campaigns are said to cover several aspects of Thailand like nature tourism, promoting arts and crafts, organising food safaris and also targets towns across the eastern coasts to become wedding destinations. 'We have also emphasised on promoting luxury holidays for Indians,' said Cholada. 'Several resorts are a part of the Thailand's tourism campaigns and they offer exclusive offers and holiday packages for Indian tourists.'

Tourism authority of Thailand is also focusing more on family tourists. 'Family tourists from India keep increasing at a rate of ten percent for the past three years,' said Walailak. 'We hope to bring more, especially during school holidays.'



ABIRAMI FINANCIAL SERVICES (INDIA) LIMITED
Regd Off. Capital Place, Old No.50, New No.16, South Boag Road, T. Nagar, Chennai - 600017
CIN - L65993TN1993PLC024861
TELE : 24356224, 24355869 Email-: abi@afslindia.com

NOTICE OF 25th ANNUAL GENERAL MEETING AND BOOK CLOSURE

NOTICE is hereby given that the Twenty Fifth Annual General Meeting ("AGM") of the Members of the company will be held at the Registered Office of the company at "Capital Place", No.16/50 South Boag Road, T.Nagar, Chennai- 600 017 on Thursday, 27th Day of September, 2018 at 10.00 A.M. The Notice of AGM along with the Annual Report for the Financial Year ended March 31, 2018, Attendance Slip and Proxy Form has been dispatched to the Members at their registered address as per the permitted mode. The Company has completed dispatch of Annual Report on September 3rd, 2018. Notice and the said documents are available at the Company's website "www.afslindia.com" and copies of said documents are also available for inspection at the registered office of the Company on all working days during the business hours up to the date of Annual General Meeting.

The Register of Members and Share Transfer Books of the Company will remain closed from Friday, 21st September, 2018 to Thursday, 27th September 2018 (both days inclusive).

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, your Company is pleased to provide remote e-voting facility to its Members to exercise their right to vote on the Resolutions proposed to be transacted at the 25th Annual General Meeting. The Company has arranged remote e-voting facility through 'M/s. Cameo Corporate Services Limited' and the Members are requested to note the following:

- The instruction for remote e-voting process is given in the Notice of AGM.
- The remote e-voting will commence from 24th September, 2018 at 9.00 a.m. and ends on 26th September, 2018 at 05.00 p.m. During this period shareholders of the Company, holding shares either in physical form or in Dematerialized form, as on the cut-off date (record date) of 20th day of September 2018 may cast their vote electronically.
- A Member who has already casted their vote by remote e-voting may attend the AGM, but shall not be allowed to vote again at the AGM
- In case of any queries or issues regarding remote e-voting, Members may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com.

BY THE ORDER OF THE BOARD
(Sd/-)
(P.SANKARAN)
(EXECUTIVE DIRECTOR)
Place : Chennai
Date: 04/09/2018
(DIN 00404210)