



Today the face of real estate has been changed in metros and mega cities. The market operators and players in current times are very organized. Property market is product driven market. Demand is depended on 'Bet-

A safe bet

Go beyond buying a home to real estate as an investment



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ment. Current sale deed registration process is very proper and provides no scope for misconduct as well. Moreover in future introduction of real estate bill by central government will bring more transparency in entire process of housing industry. These measures will create positive impact in coming times and idea of making smart city doesn't look distant dream particularly talking about cities of Gujarat. In today's time of buyer's market scenario offering prices in most of the areas is genuine and it is considered to be right time for going ahead and clinching the deal!

— Anushrav Bhatt
(The writer is a Housing Planner & Real Estate Analyst)

ter the product higher the demand', which has created zeal for delivery of state of the art, modern futuristic buildings with innovative building design and architecture has resulted in to brain storming exercise for developers, architects, engineers, structure designers and consultants. In today's digital era where information is available on tip of finger, property developers have become brand conscious and that enroot them to construct quality project with packed amenities and facilities which is ideal scenario for property buyers/end users.

It has been observed that operators in housing provision have been increased in last decade. Today, when ready to use properties are available, buyers has ample options to choose from. From here on Property market is expected to move forward and provide good return on investment as recent reduction in interest rate by banks is a welcome move by industry as a whole. More over volatile commodity and bullion market will result in increase investment in property market as Real Estate investment is considered to be safest investment.

Sensing the need government has also introduced stringent approval process. It provides almost no scope for any misconduct/chance for violation or irregularities from developers in construction. The responsibilities of engineers have been increased and the compliance for Building Use permission is stricter which provides no scope for any type of violation or irregularity from anyone. The General Development Regulation (GDR) is very clear for each and every urban settlement particularly in Gujarat. Compulsory Display of approval de-

tails of project outside construction site provides, approval details/engineer details, compulsory availability of approved drawings on site etc. It will ultimately boost buyer's confidence and it will lead them to informed decision of making an invest-

