

# NEWSLETTER

BI-MONTHLY

Partnering for the Success of Entrepreneurship

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## Opportunities of Real Estate

Current real estate market of Nepal is showing signs of tremendous improvement. An indication of this is shown by few factors. First, revenue collection at the Department of Land Reform and Management (DoLRM) has started picking up significantly with all the Land Revenue Offices (LROs) posting high growths. Banks and financial institutions (BFIs) are providing home loans at much affordable rates of 8 to 12% contributing greatly to the affordability for buyers. BFIs' are becoming more flexible in terms of lending. Most of the housing projects are in their completion stage and in many cases, people have started moving in the community. It has definitely brought positive market vibrations. It is therefore creating numerous opportunities for both realty developers and property buyers.

Number of property transaction in market has increased prominently. Buyers have become comfortable investing in realty sector. It's therefore developers are approaching new projects to cater the market needs. Recently Brihat Investments launched Brihat Community Living – Balkhu, located at the utmost prime location. BI managed to receive good bookings during the pre-launching

period. Likewise, others are also on the same lane. Feeling the need to be competitive, developers are building smart homes that are built with design efficiency and affordability in mind. It's a great opportunity for developers to tap in.

As property transactions have soared high in the recent days, it is creating more work for real estate agents as well. Feeling this need in the market and to provide trustworthy, professional and trained agents, Brihat Investments has been conducting Real Estate Marketing Agent (REMA) course since 2009. Not only, the course certifies them as agents but also enhance their capacity significantly. Recently, Brihat Investments has completed 9th REMA course and altogether produced 126 REMAs in the market.

So all these signs leads to the endless opportunities all around the real estate sector for buyer, for developers, for agents and for anyone who is even remotely concerned with real estate. Good days are definitely ahead for the development of the sector, which ultimately means the development of the whole country.

*Editorial Team*  
Brihat Group

“...developers are building smart homes that are built with design efficiency and affordability in mind.”



### LIVING IN QUOTES

“You only live once, but if you do it right, once is enough.”

– Mae West

“In three words I can sum up everything I've learned about life: it goes on.”

– Robert Frost

“Insanity is doing the same thing, over and over again, but expecting different results.”

– Narcotics  
Anonymous,  
Narcotics  
Anonymous

“To live is the rarest thing in the world. Most people exist, that is all.”

– Oscar Wilde

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### CORPORATE HUMOR



**Wish you & your family  
Happy DASHAIN & TIHAR 2071**





Real  
Estate  
Investment



...Brihat  
Community  
Living – Balkhu  
... managed to  
receive bookings  
for 10 units  
within 24 hours  
of pre-launching.



Real  
Estate  
Marketing  
Agent



...the course is  
worthy to enhance  
knowledge of real  
estate market as  
well as to develop  
a career in the  
sector



## Perfect time to make Real Estate Investment

Here are our Top five reasons that make today's time a right time to make Real Estate Investment:

### 1. Real Estate Sector moving towards upward trend

Today many once on-hold projects have reached completion stage. Most of the developers have successfully handed over the projects to its buyers. As per the statistics, number of transactions and revenue collected at Land Reform and Management have increased significantly. Realty developers are starting new projects with overwhelming bookings. Just recently, Brihat Investments launched Brihat Community Living – Balkhu and managed to receive bookings for 10 units within 24 hours of pre-launching. All these factors signify tremendous growth in real estate sector making it the perfect time to your investment.

### 2. Reduced home loan rates

Today banks and financial institutions are offering home loans at much reduced rates of 8-12%. It has contributed greatly to the



affordability of interested property buyers. Buyers who couldn't afford to buy property citing expensive interest rates yesterday have access to much affordable home loan rates today. It's therefore the most favourable time to make investment into real estate sector and make the most out of it.

### 3. Property and Land value always appreciates

Real Estate Investment is considered one of the safest investment entity. No matter what, the value of land and property always appreciates over a due course of time.

### 4. Reliable returns

While tradition investments such as stocks and bonds can

provide exceptional opportunities for wealth, the inherent risks are evident with the market's constant fluctuation. Real estate, on the other hand, is far more consistent in terms of market volatility; it can continue providing you steady returns even during lulls in the economy.

### 5. Safest Investment Entity

Banks have become liberal in their lending policy. Property buyers can get home loans at 8 – 12 % interest rates, comparatively at much affordable rates. Realty developers and builders are also shifting their focus on building economical housing. Concept which would definitely allow majority of Nepalese to buy their independent houses but at much reasonable prices. ■

## One more milestone achieved in REMA

Once again Brihat Investments (BI) has succeeded in creating history and giving continuity to transforming knowledge in real estate. Ninth Real Estate Marketing Agent (REMA) Course conducted from 13th to 15th August 2014 was accomplished with grand success. During the three day program, participants learned about the real estate market scenario, building bylaws, general information of civil construction, role of



architecture and vastu, home loan, property insurance, fundamental of real estate marketing, property appraisal and valuation and sales tools and technique. BI believes that imparting such course content would help individual

broaden their real estate knowledge and create a better career opportunity. At the end of the session, key speaker Mr. Om Rajbhandary shared his inspirational sales experiences.

The total of sixteen participants from diverse

background expressed that the course ignited them to realize the essence of real estate knowledge to sustain in the real estate market. They felt that the course is worthy to enhance knowledge of real estate market as well as to develop a career in the sector. They were very enthusiastic to share their learning experience during the certificate distribution ceremony. The effort of BI to establish Professional REMA and make mechanism of property transaction efficient have really been appreciated by all. ■

# Brihat Community Living – Balkhu



Real Estate  
Partnering for  
Entrepreneurship



Conveniently located in the heart of the city, Balkhu, Brihat Community Living- Balkhu is just 1.3 km. from Tribhuvan University, 600 m. from Vayodha Hospital, 2.2 km. from Kalanki Chowk and 4.5 km. from New Road.

The project incorporates a range of eco – friendly products and concepts.

**Its main features include:**

1. Solar electricity provision
2. Rain water recharge for water conservation
3. Proper garbage disposal system for waste reduction

#### Project Features:

- Modern Community Living
- Water supply from KUKL with treatment plant for potable drinking water of WHO standards
- Electrical lines from NEA

- Sewerage lines
- Separate outlet for waste products and rainwater drains
- Wide paved roads
- Easy access to public transportation

#### Product Salient Features

Contemporary homes, designed to cater for modern living, Brihat Community Living – Balkhu offers excellent value houses built to the highest standard.

- Each plot has parking space, lawn in the front yard and in some cases in the back yard as well
- Minimum 3 bedroom units and all Master bedroom with attached bathroom
- Laundry area, puja rom and store in each house

Come and enjoy the benefits of modern cluster housing with all the amenities in closer proximity.



## ANNOUNCEMENT



Brihat Group announces the opening of Brihat Property Solutions and City Office of the Group at Civil Mall, Shop # 201, Second Floor. Brihat Property Solution is a "One Stop Realty Shop for Sellers and Buyers."

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



TCH Tower-IV, Ground Floor,  
Block A  
Sitapaila, Kathmandu, Nepal.  
PO Box: 25441  
Phone: +977-01-4033303,  
01-4033304  
Fax: +977-01-4033305  
info@brihat-group.com  
www.brihat-group.com

We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.

# Corporate Social Responsibility



In our continuous effort to support the community, Brihat Investments has once again helped Metropolitan Police Circle Swayambhu Office. BI installed a readymade gazebo for waiting lounge purpose. To make the welcoming ambience at the office premise, landscaping of the area will be taken care by BI. BI has also made commitment to make 3 more restrooms in the premise for the comfort of policemen and patrons in the near future. ■



The opening ceremony of Brihat Property Solutions office at Civil Mall, 2nd floor, shop no 201 on 8th September 7, 2014. The office will serve as the city office of Brihat Group. It will be open from 10 am to 6 pm for all the real estate needs. ■



**TEEJ KO LAHAR AT SWAYAMBHU DINE & LOUNGE:** Brihat Ladies celebrated Auspicious Teej with the whole ladies team of Brihat Group at Swayambhu Dine & Lounge. On the occasion, SDL organized a Dar Party for the ladies with dinner, dances and loads of fun. ■