

Positive News Brings Hope to Real Estate Sector



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As we are experiencing “off-season” of real estate market, we have got some encouraging news to bring rays of hope to the struggling sector. Being the capital and the center for everything, regardless of all talks of decentralization, a Nepali wants a house or at least a piece of land in the valley. Again, the market seems to pick up with recently unveiled Monetary Policy and some encouraging government acts.

The highlights of Monetary Policy for fiscal year 2075/76 are promotion of investment in productive sectors, control of interest rate and encouragement for financial institutions to go for merger. There is a preparation for real estate price index. The policy has tightened loan for real estate. Banks have to provide loan for real estate by looking at the earning. It's a mixed blessing. There will be calculated amount of cash flow into the market, which ensures real buyers, instead of speculations. The much talked about real estate price index will definitely help stabilize the market.

The Government has adopted National Land Policy 2019 to manage lands in a sustainable manner through Land Use Plans (LUPs). It's for optimum use and protection of arable lands by discouraging non-agricultural use of arable lands and the trend of keeping land uncultivated and rampant fragmentation. Basic Guidelines relating to human settlement, urbanization plans and building constructions in the classified lands, and minimum standards of basic infrastructure, greenery and open spaces/zones shall be prescribed in line with Building Code. The Act permits authorities to impose fines if land is not used for specific purpose

One of the novel concepts in the new law relates to land bank, which was brought to cultivate arable land. Under the concept, landowners could deposit uncultivated land for a certain time in the bank and interested people or group could use it on a lease on fee basis.

The Ministry of Land Management has announced that it will expand online services to all the Land Revenue Offices across the country within a year. The government has plans also to introduce online services in offices of the Survey Department in Kathmandu Valley within the current fiscal year and across the country within the next fiscal year. Various details of landowners will be registered in the system, which is expected to save landowners from possible cases of land fraud.

These policies will surely bring positive vibes while guiding next level of urbanization and market. We can only hope that the government and banks become just as positive in coming days.

Source: *The Himalayan Times* 18 March 2019, *Naya Patrika* 5 March 2019, *Rising Nepal* 12 August 2019, *The Himalayan Times* August 24, 2019.

-Editorial Team
Brihat Group

LIVING IN QUOTES

“If you don't own a home, buy one. If you own a home, buy another one. If you own two homes, buy a third.”

-John Paulson

“The best time to buy a home is always five years ago.”

-Ray Brown

“Buy land, they're not making it anymore.”

-Mark Twain

“Don't wait to buy real estate. Buy real estate and wait.”

-Will Rogers

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CORPORATE HUMOR



* I've analyzed, condensed and simplified the data... it was a good quarter.*

बडा दर्श
२०७६
काँ हार्दिक मंगलमय शुभकामना



Women Leadership in Real State



An article was published in a real estate magazine "Property" on Ms. Purnima Rajbhandary, Executive Director of Brihat Group, that details about her experiences in the sector. Here's an excerpt from the article.

Starting her carrier with banking sector, she has become closer to real estate sector when she married Mr. Om Rajbhandary, Executive Chairman of Brihat Group. She started as CEO of the parent company Brihat Investments before the formation of Brihat Group. Mr. Rajbhandary who is a reputed real estate developer with more than 10 successful housing projects to his credit is very supportive husband. After staying in Canada for few years and finishing Real Estate Agent Course, she took the license of Canadian real estate agent and became a property broker with a brokerage company named Sutton. She gained valuable experience and knowledge while working as an agent and dealing property in Canada. She feels that Nepal should have regulated real estate agents and practice of working through a brokerage company. After returning Nepal, she worked on the concept of developing Multiple Listing System (MLS) as in Canada. Under one of the companies of Brihat Group, Brihat Property Solutions (BPS), she has developed a software and a platform to promote MLS with a website remanepal.com. For the benefit of overall real estate sector, she has handed over the software to Nepal Real Estate Organization (NREO) at no cost.

She believes that the job of a developer is to design and construct the project, there needs to be an agent to sell the property. That way, developer can focus solely on designing and making the best quality product and not worry about selling part. She, along with the company has been promoting the ethical practice in real estate while making each customer happy and satisfied.

Teej Ko Lahar at Swayambhu Dine & Lounge



Brihat Group celebrated "Teej" by hosting an event for the ladies of Brihat Community Living, Ramkot.

“Quotes from our 16th REMA Participants”

Financial education is very important in this information age but there are no schools or government organizations in Nepal that provide the financial education. The real estate training or entrepreneurship training such as REMA provided by BPS will help you become a successful entrepreneur, a job creating person and help you gain financial freedom. The speakers are very experienced. I learned about changes in legal related to real estate. I learned that I need to get the knowledge and experience as an agent first to become a real estate investor at last, which I am looking to.

- Adonish Panth



Brihat Group has excellent management team. I am very much impressed with the team. The Group is not only doing business, but also playing a big role in the field of real estate by spreading knowledge on real estate. Thanks to the whole team. I am amazed to know about the team bonding here which I think is one of the strengths of the company. My vision about real estate is changed by the course. Knowledge and experiences shared by speakers on legal field, banking, engineering etc. were very useful and informative.

- Binod Mani Rai



Even though I work in this field, there are things that I didn't know about. Now that I have learned many things from this course, I will put that knowledge to work in my profession. Real estate is one of the top industries with highest transactions. I am confident that after taking this course, I will be able to make real estate transactions very transparent, ethical and at the same time, beneficial to all party involved.

-Bishnu Prasad Panthi



Brihat Group has knowledgeable, experienced and dynamic team with an extensive background, who provided knowledge about many aspects of Real Estate sector. REMA course is a much-needed course and indeed essential in day-to-day activities. It has improved my knowledge towards the field and I hope that in near future it will be beneficial for me. The course has changed my perspective towards the profession. I am proud to say that I am a REMA now. By taking the course, I am very much motivated towards the profession.

-Dil Krishna Prajapati



From REMA course, I was able to obtain more information and knowledge than expected. The structure of course was well made. The course was for everyone from beginner to experienced personal. I was really excited to get involved in this training course and would like to thank Brihat Team for organizing the course. I am one of the youngest and less experienced one, so I got to learn from the knowledges and the experiences of speakers as well as classmates. I learned about the value of communication. With the network that I have gained here, I can always count on them in future if I need any kind of help in this field.

-Jigmee Shrepa



I am very happy with the team of Brihat Group and would like to thank the team for conducting very useful and knowledgeable course about real estate. Before taking the course, I had very little idea about real estate. I have gained lots of knowledge and the course helped me to build confidence. All the topic is very relevant and useful. I am also inspired from the devotion of the team. The program is well managed and very professional. I would definitely recommend this course to my friends and colleagues.

-Lakpa Sherpa



REMA course has been completely productive to me. The course will definitely support in my profession as well. It gave me the confidence to implement new techniques in my sales & leasing process. I have learned that real estate agents should be transparent and ethical in every transaction. I am thankful to Brihat team for initiating the course and for the opportunity. I am impressed by the phrase "Human life does not exist without real estate."

-Manisha Sharma



I am very happy to gain more information and knowledge from REMA Course. Brihat group is not just a company, it is a Brand of Real Estate. I was looking forward to take this course since a year and I am glad that I got the opportunity. I would like to thank Brihat Team for wonderful 3 days. I got to learn from architecture to construction to home loan to marketing to insurance and valuation. Most importantly, I got to learn how a real estate agent can benefit from learning these subjects and make it a good career.

-Rabendra Thakur



I had been looking to get thorough knowledge about real estate for a long time. Then after some research, I found out that Brihat Group is the first and only company to start this course. Now that I have taken the course, I felt that I knew nothing about real estate before. I have gained confidence to work on Real Estate sector by participating in this course. The dimensions the course has shown us and the possibilities of career development in Real Estate is infinite. The course has also taught us about creating ideas for prospect generation and ways to maintain public relation.

-Raju Paudel



Even though I was not involved in real estate and construction directly, I have heard so much about it from my husband, who has been involved with the company for a while. Since I have been interested in real estate and know the company and the course, I have decided to join the course. It seems very beneficial and I look forward to deal better real estate transactions in the future. I would like to thank Brihat Group team for the course and all the arrangements.

-Sanjina Dhar Dali



Being in the field of real estate and also legal and dealing with properties myself, I have knowingly and unknowingly dealt with few transactions. But now I realized that if I had the knowledge that I have with this course back then, I would have done a lot better. Along with the course, the experiences and knowledge that we shared during the course are priceless and in these 3 days, we have become a big family under Brihat Group. I would like to thank Brihat Group team for that. The course has further strengthened our knowledge in the field.

-Ram Bahadur Bajracharya



ANNOUNCEMENT



After the successful completion of 16th Batch of Real Estate Marketing Agent (REMA) Course, Brihat Property Solutions is proud to announce that we are taking registrations for 17th Batch of REMA Course. Hurry Up and Book Your Seat

REGISTRATION OPEN



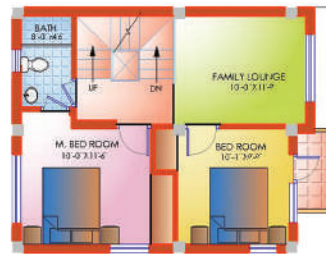
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We would be more than happy to send our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us for any consultation on property management.

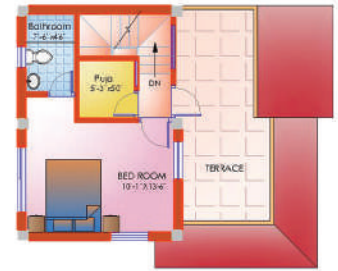
THANKOT CLUSTER



GROUND FLOOR PLAN



FIRST FLOOR PLAN



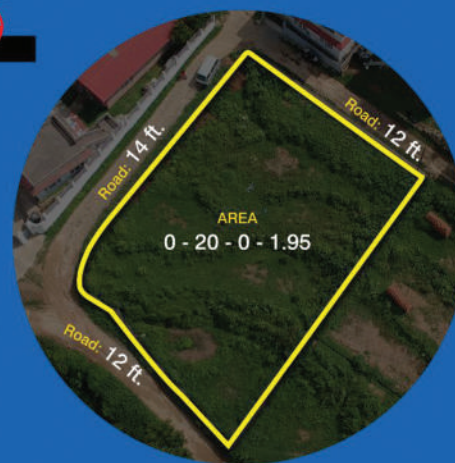
TOP FLOOR PLAN

Plot Area & Road Access



300 m. from Chandragiri Hill Station

100 m. from main road



Tilted towards North East



Sloped suited for best view