



SEMMENCHERRY, OMR

# HOME FRONT

## ISSUE - II



Revised GST rates make  
new home buyers happy

The new Marina in Chennai will give  
you a 360-degree entertainment



### Editor's Note

Dear Patrons,

Greetings from the second edition of  
Home Front - 2019!

The new financial year was markedly  
friendly to the home buyers, especially  
for the first time home buyers. The  
year commenced with the pre-election  
SOPS for home buyers with the  
slashed GST rates and post-election  
budget that provided tax deductions of  
upto ₹1.5 lacs for interest on loans for  
residential houses under ₹45 lacs.  
These benefits along with the principal  
and interest waivers under the  
Pradhan Mantri Awas Yojana (PMAY)  
scheme, provides the home buyer the  
financial impetus to aggressively  
pursue the home of their dreams. We  
are delighted to announce that with

the tremendous teamwork from all  
our vendors, contractors, staff and  
associates, we were able to  
successfully follow through on our  
commitment of completing and  
handing over 1000 flats in 2018!  
We are also happy to share that  
our KG Good Fortune project in  
Perumbakkam is 100% sold out!

At the start of this financial year,  
we launched the third phase of KG  
Centre Point in Poonamallee with  
our launch price challenge that  
met with an overwhelming  
response as Poonamallee has fast  
developed into a self-sustaining  
neighbourhood complete with all  
the social infrastructures in the

western suburbs. Its affordability  
and accessibility has led to its high  
capital appreciation of over 40% in  
the last 2 years, making it a very  
attractive location both for  
investors and consumers alike.

With so much good news at the  
beginning of the year, we at KG are  
excited about the year ahead, stay  
tuned!

Warm Regards,

**Gayithri Punjabi-Mirza**  
(Vice President)

# KG CHANDRAVISTA - PROGRESS REPORT

## HANDOVER COMMENCED WITH A HAPPY COMMUNITY OF RESIDENTS



Block A - Completed



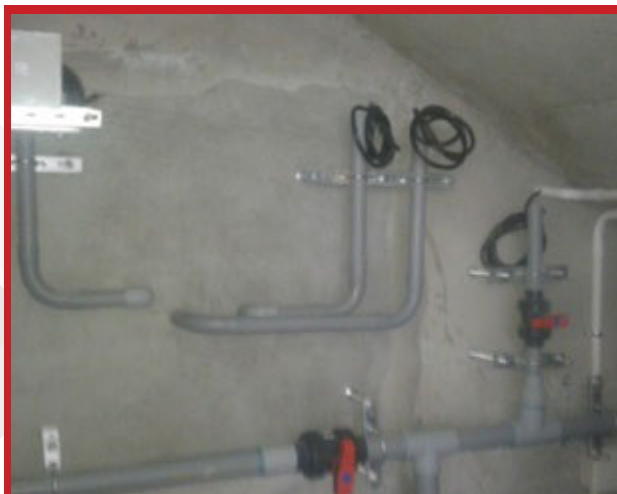
Block B - Completed



Rooftop Jogging Track



Rooftop Swimming Pool



Swimming Pool - Pump work completed



Gymnasium - Internal painting completed



Rooftop Swimming Pool



Kids Play Area



Gymnasium



Indoor Games



## CHANGE IN THE GST RATES FOR RESIDENTIAL PROJECTS, A BOON FOR NEW HOME BUYERS



According to recent GST guideline, the percentage of GST has gone down to 5% for properties under construction and 1% for affordable homes. According to the GST council, real estate developers of projects that are under construction as on March 31, 2019 are free to choose between the old tax rate (effective rate of 8% or 12% with ITC) and the new tax rate (5% or 1% without ITC). All the new projects will have to follow the new tax rate from April 1, 2019. The new tax rate will prove to be beneficial in saving a lot more money and eventually will help the buyers in buying a bigger house.

## AN ENTERTAINING 360-DEGREE EXPERIENCE AWAITS THE RESIDENTS OF OMR



People living in OMR now have a new place to spend their weekends. The new Marina mall is a 360-degree mall which makes it easier to view all the stores right from the mall's atrium. Authorities of the mall are also planning to bring in High Octane, a famous Australian entertainment centre with interactive games and a trampoline park which will not only attract the residents of OMR but also the people living in the city. Marina has now given you a reason to solidify your thought of buying a home in OMR.

### JOKE CORNER

**WHAT DOES A HOUSE WEAR?**

**ANS: ADDRESS**

### Lifestyle tips



- Hang a mirror behind lamps to make rooms look brighter
- Old glass bottles can be used as vases

### MOMENTS OF GLORY



**KG GOOD FORTUNE IS 100% SOLD OUT!**

We are extremely proud to share with you one of our important milestones. KG Good Fortune in Perumbakkam is **100%** sold out. With your continued support, we aspire to help you build the home of your dreams.

NEWLY  
LAUNCHED



KG  
CENTRE  
POINT

POONAMALLEE  
PHASE III

RERA NO: TN 02/Building/0264/2018

MARKET PRICE  
IN POONAMALLEE

~~₹ 4000/-~~  
Per Sq. Ft.

KG CENTRE POINT  
EARLY BIRD LAUNCH PRICE

Just ₹ 2499\*  
Per Sq. Ft.

PHASE-III

2 BHK - 865 to 915 Sq. Ft.  
3 BHK - 1085 to 1295 Sq. Ft.

ONLY PROJECT IN  
POONAMALLEE AT

1% GST

40% savings

COMPARED TO OTHER  
PROJECTS IN THE LOCALITY

Phase-I & II Completed & Delivered | 9000 Sq. Ft. Clubhouse | 21+ Fully Functional Amenities

REFERRAL PROGRAMME

Refer our project to your friends/family/acquaintances and  
get 3%\* commission when they make a purchase!

PROJECT	Earn Referral Commission Upto*
KG Signature City	₹210000
KG Centre Point	₹140000
KG Earth Homes	₹110000
KG Chandravista	₹323000

\*Offer valid till Sep 15<sup>th</sup>, 2019

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all leading  
banks and  
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Institution

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Over 6000 Delighted Customers

Building  
a world of  
excellence  
since 1980