

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 EARTH HOMES - PROGRESS REPORT

THE CONSTRUCTION WORK FOR PHASE-II IS IN FULL SWING!



Block B - 4th floor slab completed



Block B - 1st floor block work in progress



Block C - Head room shuttering work in progress



Block C - 3rd floor block work in progress



Block J and Block K - Bhoomi Pooja completed



Block J and Block K - Excavation completed



Block J - Footing work completed

RESIDENTS OF PHASE-I HAPPILY LIVING IN THE EARTH HOMES COMMUNITY



Swimming Pool



Senior Citizen Square



Kids Play Area



Multipurpose Court



Amphitheatre

NEWS

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 15th, 2019

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all leading
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KG Foundations (P) Limited
Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (East)
Mylapore, Chennai - 600 004, India.
Sales@kgbuilders.com | www.kgbuilders.com | 8144 581 581
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Over 6000 Delighted Customers

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excellence
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