



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)

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. It has luxurious 2 and 3 BHK homes surrounded by lush greenery. Filled with various other amenities like multipurpose park, recreation centre, foot reflexology pathway, open air amphitheatre, gymnasium, conference rooms, etc. With your continued support, we aspire to help you build the home of your dreams.

OUR HAPPY CUSTOMERS



KG Good Fortune - location wise, it is very good and the construction is excellent. The first time we saw the project, we were surrounded by positive vibrations and immediately, we knew it was our dream house. It is located very close to my child's and wife's school. The sales executive was very enthusiastic and received us very well. His enthusiasm and spirit were one of the integral reasons which convinced us to make a purchase in this project and increased our affinity towards KG. The management is friendly and down to earth. We were thrilled when we found out that we were the 100th customer to buy an apartment in Good Fortune!



Mr. Vijay & Family



We purchased the apartment for our son and daughter-in-law and we couldn't be more happy about our choice. We've known KG for a couple of decades now, and finally, we have gotten the opportunity to associate ourselves with this brand. We chose Good Fortune for two main reasons - one, the timely delivery of the apartment. Two, the location.



Mr. Natesan & Family

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



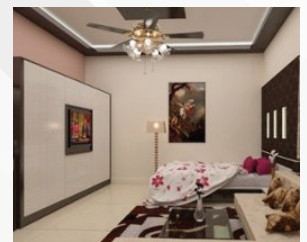
People living in OMR now have a new place to spend their weekends. The new Marina mall is a 360-degree mall which makes it easier to view all the stores right from the mall's atrium. Authorities of the mall are also planning to bring in High Octane, a famous Australian entertainment centre with interactive 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

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

Supported by
all leading
banks and
financial
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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
38 Years | 175 Completed Projects | Chennai and Cochin
Over 8000 Delighted Customers

Building
a world of
excellence
since 1980