

Revised GST rates make  
new home buyers happy

New update on Chennai  
Port-Maduravoyal expressway



## 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 SIGNATURE CITY - PROGRESS REPORT



Block F - Child cycling on a rainy day



City view from the project



Sprawl of outdoor amenities

## RESIDENTS OF PHASE-I & PHASE-II HAPPILY RESIDING IN THE COMMUNITY



Clubhouse



Swimming Pool



Kids Play Area



Convenience Store



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.

## NHAI FORMS A COMMITTEE TO FIGURE OUT THE POSSIBILITY OF CHENNAI PORT-MADURAVOYAL EXPRESSWAY



Chennai Port-Maduravoyal elevated expressway, a project which was put on hold in 2011, started work in 2016 after the government signed the state support agreement for the project. After getting the approval, the National Highway Authority of India (NHAI) went ahead and formed a committee to study the possible modes of funding the project. The committee members include officials from Chennai Port Trust, NHAI and state highways. The cost for the project is estimated to be somewhere around ₹2,600 crore. Successful completion of this project can ease up the traffic and enable free movement of freight to the port. This project will eventually increase the real estate value of the locality.

### 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

Supported by  
all leading  
banks and  
financial  
Institution

**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  
37 Years | 160 Completed Projects | Chennai and Cochin  
Over 6000 Delighted Customers

Building  
a world of  
excellence  
since 1980