

REALTY FOCUS  
**THANE**  
THE FUTURE IS HERE



**CREDAI**  **MCHI**  
THANE UNIT

# THE ASSET CLASS OF CHOICE



FOR PRIVATE CIRCULATION ONLY

Thane's Real Estate: Residential - Affordable, Mid-segment, Luxury, Second Homes; Villas

Commercial - Retail, Office and Work Spaces, IT & ITes; Logistics; Data Centres; Entertainment and F&B; Hospitality, Medical Tourism



# Thane's Real Estate and the Smart Property Investor: A Match made in Heaven!



Thane India's leading Urban Conglomeration offers a wide array of real estate options across segments and price-points. Mumbai's 'Sister City' has grown to become a Global City in its own right; offering a wide array of property options for investment as also end-use.

With some of India's leading real estate developers creating masterpieces which become landmarks, Thane's real estate is created using global best practices.

Stunning architecture and structural stability come together in an environment which offers the verdant greenery of Yeoor Hills and the Sanjay

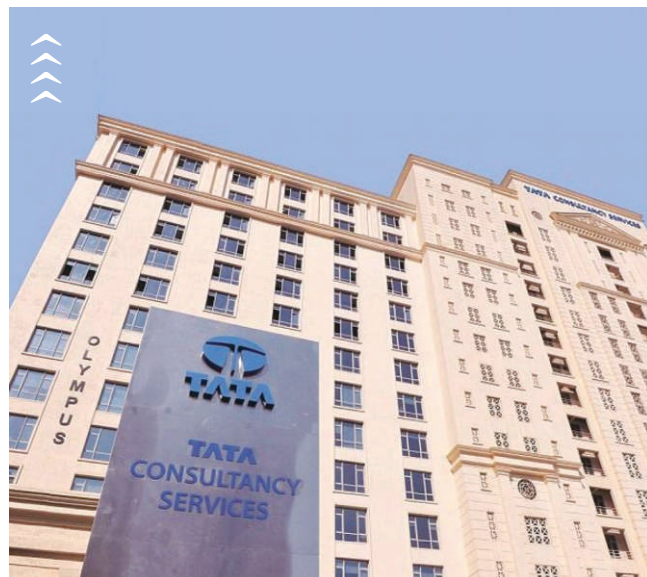
Gandhi National Park as also the azure Blue of Thane creek and the Ullhas River. The City has grown in sync with its infrastructure, which makes it ideal as a real estate hub poised for future growth.

For Corporate entities having office spaces spread all over India's Commercial Capital Mumbai, its suburbs and across the Mumbai Metropolitan Region (MMR), Thane is ideal for consolidation and relocation. Centrally located in the MMR, it offers excellent connectivity through road, rail and the upcoming Metro as also Water-based transport, which links all major hubs across Mumbai and the MMR.

# THE ASSET CLASS OF CHOICE

A growing commercial hub, in sync with its excellent connectivity, it offers logistics hubs in its periphery. On the InfoTech Highway, it has proven to be the ideal location for IT and ITes, catering to BFSI while also offering excellent office and work spaces to suit requirements of the small entrepreneur as also large floor plates to meet the requirements of large corporates.

Retail Therapy leads the trend in Thane, with Shopping Centres, Malls and High Street Retail jostling with shops which fulfil daily needs.



## 7 REASONS TO INVEST IN THANE

- » Centre-Point & A Growth Centre:  
It Hub, Logistics Hub, Retail Hub Etc
- » Lifestyle-Plus Safe & Secure City
- » Excellent Ready & Upcoming Infra
- » Clean, Green, Serene City:  
Ideal Place To Live, Work, Play
- » Hub Of Relocation By Major Corporates
- » Steady Demand And Appreciation:  
Thane Realty Delivered During Pandemic
- » A Real Estate Product To Suit Every Budget:  
Includes Affordable To Mid-range To Luxury

Medical Tourism Hotels, F&B Outlets. Entertainment spaces including theaters, multiplexes and open air auditoriums, Sports complexes, gardens, The City of Lakes is bordered on one side by the verdant, green national Park on the other side lies the Azure Blue Creek and Ulhas River. Integrated townships and stand-alone buildings. Skyscrapers and low rise structures – this is a poetry written in cement and steel. Scripted by architecture, created safe and secure through structural stability.

These are options for investment, to create wealth and to grow wealth. In a well-regulated real estate market governed by RERA. Real estate created by developers who are creators of prime property - the ideal investment option for the smart investor.



## Safe and Secure: Thane's property scenario

In a world where humankind co-exists with the Covid-19 pandemic, the 'new normal' has re-set the paradigm. Indian real estate has undergone a course correction of sorts, with changes being made to the architecture and design aspect, as also the common amenities and facilities – to be in sync with the new requirements of the 'ideal real estate product' demanded by the new age customer.

Thane, for years, has offered these features in its real estate offerings, and did not see the need to 'course correct'. Through the pandemic, sales and leasing of property in Thane were not impacted, post the lifting of the lockdowns, property transactions have steadily grown.

Thane's real estate has adopted principles of 'sustainable development', which will ensure that the quality of life within the city remains top-class, going into the future.

The culturally rich city offers property options across segments which help live a life complete in all respects.

In the pandemic-challenged times, as also under the new, Hybrid system of work, Thane offers homes which are ideal for work – from home while also ensuring work - life balance, for those who make Thane their homes.



For investors and wealth creators, it all points to the safety and stability offered an industry, which is powered by the real estate developers association, CREDAI-MCHI Thane.

Over the years, CREDAI-MCHI Thane has been the steadying factor, ensuring real estate development in sync with the city's growth story.



# THE ASSET CLASS OF CHOICE



With some of India's leading real estate developers who offer a wide array of options across their on-going projects, Thane's real estate is vibrant, safe and secure – for the end-use buyer as also the investor.

As ROIs turn attractive in the resurgence following the pandemic, it is the right time for the smart property investor to take a closer look at the Math: attractive entry levels; steady rate of growth; value appreciation and easy exit options.

Arguably, there's no better opportunity across the Mumbai Metropolitan Region, and Thane's Property scenario is an option which should not be missed by the smart investor.





## What makes Thane a real estate destination of choice?

It's a simple equation: entry level price points in Thane real estate still have the potential to grow effectively. In some projects, future growth potential has not already been factored into present-day pricing. That's factor one. The second is

relatively easy exit options, as also simple renting and leasing opportunities. Thane's real estate is driven by end-users. So, an investor wanting to divest or exit finds it relatively easier as compared to other property hubs. Based on the investor's risk appetite and





# THE ASSET CLASS OF CHOICE

quantum of investible surplus, Thane's real estate has a wide range of offerings which span across locations, type and segments of real estate, as also price-points.

The safe and secure aspect of these options is based on real estate developers who are members of CREDAI-MCHI Thane. This

effectively provides the safety and security of dealing with members of a self-regulated association, which has a code of conduct, follows ethical practices –and follows all RERA norms.





## INVITING YOU TO SHARE IN **THANE'S** **GROWTH STORY**

The growth and further growth of Thane city has been co-scripted by real estate development. As an asset class, it has delivered on expectations of investors in terms of ROI as also easy option to divest. Thane's real estate offers twin advantages of steady capital appreciation as also good rentals, and with booming demand creating easy avenues for investors to divest, is a win-win scenario.

Thane, as a city, has transformed as a result of a booming and bustling economic vibrancy, with growth in business, transport and real estate activities. Present-day, Thane is recognized as one of the best planned cities of India, which truly is neat, clean and green - a real estate destination of choice!

Since the past few decades, the success story of Thane has been constantly evolving. Today, it is a proud, self-sustaining city in the Western Indian state of Maharashtra, and is on the cusp of evolving into a Global City. Thane's phenomenal growth story spans across various economic parameters; be it the high-end residential accommodation, high-street retail, multiplexes, shopping malls, work spaces, office spaces, IT & ITeS spaces, logistics spaces, entertainment spaces including auditoriums, art galleries, entertainment complexes, international schools, supermarkets, healthcare services and such other developments which translate into asset classes of choice.

Thane is on the cusp of becoming a global city. From its superb connectivity through all highways leading out of Mumbai as also to the existing airport/upcoming new airport, as also to the JNPT port, it is truly the centre-point of the MMR. A Bustling, Cosmopolitan Metro City, Thane's real estate has evolved and developed along correct lines, with excellent potential for future growth. It is truly the Mumbai Metropolitan Region's premier real estate investment option with maximum growth potential.

CREDAI-MCHI THANE: Ensuring that real estate growth happens along a structured path with proper planning, Thane's real estate scenario has been regulated by the organization of real estate developers, what started as the Maharashtra Chamber of Housing Industry.



**Shri. Jitendra Mehta** President / CREDAI MCHI THANE

Since then, the Thane's real estate and CREDAI-MCHI Thane (as it is now called) have grown in sync with Global Best Practices.

CREDAI-MCHI Thane has been hugely instrumental in the development process of Thane, especially from the real estate perspective. As part of continued efforts to promote Thane as an ideal destination for investment in residential, commercial and other segments of property, CREDAI-MCHI Thane organizes road shows in other cities, as also holds its Annual Real Estate & Housing Finance Expo.

CREDAI-MCHI Thane has also reached out through digital platforms to the on-line segment of real estate consultants, investment advisors and realtors. This successful outreach seeks to connect with investors and end-users of real estate, residential as also commercial, providing the buyer/investor with a safe and secure property buying experience.

Thane represents a wide array of real estate investment options, and CREDAI-MCHI Thane would like to share the opportunities, the options and excellent options available for end-users as also investors. It is not just about square feet of space: the property story is all about high growth potential and opportunities which Thane offers.

If past realty appreciation trends are any indication, sky is the limit in times to come. In conclusion, I would say that Mumbai's sister city, once known as the City of Lakes, has evolved into the City of Opportunities. Welcome to Thane's vibrant real estate!