

## WITH THE NEW GOVERNMENT IN PLACE...



### Let's get Real!

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**R**eal estate is the outsourced arm of the government. The manifest form of all development is real estate – be it roads, the Metro, highways, hospitals, or any other common civic amenities for a city. And it is the intent and action of the government that makes this real estate development possible. In its turn, a government's stance on public infrastructure – from footpaths right up to mega infra projects – will undoubtedly impact the private sector of the real estate market. One of the best illustrative examples is how the real estate industry and market in Maharashtra will behave under the new government.

Maharashtra just elected into power a government that is pro-development and we – the citizens – will soon begin to feel its impact. When a government that is demonstrably in favour of

developing public infrastructure is brought into power, the daily conveniences of our lives are slowly – but with certainty – greatly improved. The new government is expected to invest heavily in this “quality of life infrastructure” – with projects such as the rapid construction of Metro systems.

Alongside the metro, the government will also ensure the timely construction of other equally crucial projects in Pune.

Projects such as the ring road and programs such as the planned upkeep of the already existing roads are going to take top priority in Pune. This level of certainty can only exist with a government that is proven to maintain the commitments it makes on paper. When people start thinking and believing “they will do it... they will deliver!” that is when sentiments start to improve.

And when public sentiments improve, private investment in and private construction of real estate also

develops. Fuelled in part by public sentiment and also by the knowledge that public infrastructure is being developed at a break-neck pace, real estate developers will build more.

In the coming years, especially with the inevitable influx of out of state immigrants that follows such infrastructural investment, one can reasonably expect Pune to grow horizontally. As the government pursues its laud-

able and much needed task of transforming Pune into a true city of the future, the time has come for developers – and, by extension, for investors – to invest in the correct places.

If you know there is a new road being built in a certain location, or that a metro station will be completed by January, or that a road is being widened and its footpaths broadened to accommodate commercial real estate – that is where you should be investing!



With the government and their promises, the smart investor should be able to read the real estate market like a book!

That is what certainty of government policy and of public sentiment can do to the real

estate market. In the coming years, the real estate market in all of India is going to explode in value – and, in the midst of all that growth, one of the best places to invest is going to be Pune.

The wise investor knows that now is the time to invest. Now is the time to get Real Rich. With the new government in place, things are looking good.

**REAL RICH**  
GETTING REAL ABOUT REAL ESTATE