



MOARCon India Pvt Ltd
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Property Guide

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Mysuru
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How You Can Earn Safe Returns On Your Property?



In this Edition, we bring to you things you should keep in mind before buying as well as before renting property to earn maximum and safe returns on your investment.

Investing money in the real estate sector is usually a safe and lucrative bet. But, the market trends can change the curve of supply and demand anytime and a market that was booming could instantly bust down. Therefore, it is important to stay hawkish about market trends, growth potential, appreciation rate, and volatility etc., of the area before investing your hard earned money. While these are some of the things you can do before even making the purchase, there are some others you can do before renting out the property to earn safe returns.

Knowledge Of Area: Before investing money in a property, it is important to have an in-depth knowledge of the area. The market trends, property price, appreciation rate, etc., are some of the things that you can ask from your real estate agent before buying your property or plot for sale in future. Know the real estate market phase, whether it is in recovery, hyper supply, expansion, or in recession to frame a better judgment about the investment.

Things To Keep In Mind While Investing Money

There are several things that property buyers and investors need to keep in mind before they invest their money in any property for future returns.



Team MOARCon wishes everyone a Happy Dasara 2022



Growth Potential Of The Location: The growth potential of the location also plays a key role in helping the investors earn safe returns. Keep a check on the social and economic indicators like infrastructure development, government projects, road, rail, metro, etc., projects, or formation of recreational center, business center, IT Park, shopping malls or complexes etc. These factors can tell you a lot about the growth potential of the area.

Rental Value: When you are buying a property for investment purposes, it is obvious that you will rent it out until the prices do not rise and you get a huge profit on resale. Therefore, it is important for you to know the rental value of the area before making an investment. Talk to the agents and the tenants around to know what the rental value in the area is and how you can charge for your property.

These are some of the things that property investors should always keep in mind before buying property and once bought, before renting it out. These tips can certainly ensure that you not only earn maximum returns from your investment property but also make these returns safe and secure.

Things To Keep In Mind While Renting Out: Once you have brought the investment property, there are a number of things that you should keep in mind while renting out your property.

Legal Documents Verification: Renting out a property can carry various legal implications if the tenant and his/her documents are not properly verified. Moreover, as the owner, you are exposed to several risks like tenants using illegal means for infringement of property, unlawful activities in your property, delay or skipping of rent checks, etc. Legal documentation and document verification are important to earn constant and safe returns with the property.

Rental Agreement: A rental agreement is another piece of document that should be carefully curated while renting out the property. The rental agreement should contain all the terms and conditions that you want your tenants to follow. It should specifically mention who would pay utility bills, responsible for maintenance charges, usage of property etc., and should be duly registered by law.

Registration Of Lease Agreement: Whether you have bought a land for sale in India or have a fully-built property for investment and future resale, to earn maximum returns until it is sold once again, leasing out the property is a great idea. While leasing out a property or land, it is important to get the lease agreement registered under the Registration Act. These lease deeds should be properly stamped.

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Mysuru Urban Development Authority created ducts across the road and laid pipelines to accommodate various utilities – water, UGD and even broadband connections – before taking up asphaltting of the road

A Residents' Welfare Association (RWA) in Mysuru has persuaded the Mysuru Urban Development Authority (MUDA) to lay utility ducts underneath before asphaltting a road so that the freshly tarred carriageway is not dug up repeatedly for water, Underground Drainage (UGD) and other utility connections to new houses.

After MUDA took up work on widening and reconstructing the 80 feet road running for nearly a kilometre between B and C Block in Vijaynagar 3rd Stage in Mysuru, the local RWA feared that the road would invariably be dug up to lay utilities in the coming days as construction was yet to be taken up on 52 plots.

Responding positively to the suggestion, MUDA created ducts across the road and laid pipelines for various utilities – water, UGD and even broadband connections – before taking up asphaltting of the road.

RWA convinces Mysuru Urban Development Authority to lay utility ducts before asphaltting to avoid digging up road in future

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President Droupadi Murmu to inaugurate Mysuru Dasara celebrations this year

Murmu Ji, who was elected as India's first tribal president in July, will attend the customary puja at the Chamundi temple before inaugurating the Mysuru Dasara festivities.

This is for the first time that a President is inaugurating Dasara atop Chamundi Hill.

How \$3 billion semiconductor plant is expected to transform Mysuru

Experts believe the project will drive more investment to Mysuru, and lead to setting up of ancillary units and educational institutions

The country's first semiconductor plant is to be established in Mysuru with an investment of ₹22,900 crore (\$3 billion). The project is expected to be a gamechanger for the region's growth and give a fillip to connectivity, which is expected to attract more investment.

Israeli firm ISMC Analog Fab Pvt. Ltd. has signed an MoU with the Government of Karnataka for the project. The firm has sought 150 acres of land at Koochanahalli near Thandya on the Mysuru-Nanjangud road.

Officials involved with the negotiations and signing of the MoU said the project will help expedite connectivity factors as it will play a significant role in luring more such investment. This, in turn, will create more jobs and change the economic profile of Mysuru.

Mysuru MP Pratap Simha expects the ongoing Bengaluru-Mysuru Expressway Corridor, expansion of Mysuru airport and introduction of faster and additional trains to spur industrial development in the region.

The semiconductor plant is expected to generate 1,500 high-tech and high-calibre jobs, and about 10,000 ancillary jobs, according to K.S. Sudheer, General Manager, Karnataka Digital Economy Mission, Mysuru Cluster. "It will transform the way Mysuru is going to perform economically, with cascading impact on other parameters as well," he added.

"This one big-ticket investment of ₹22,900 crore (\$3 billion) has the potential to attract ₹80,000 crore (\$11 billion) to Mysuru in the coming years,"

All this is expected to have a bearing on the existing infrastructure of Mysuru. Hence, pending projects, including the peripheral ring road and Haleunduwadi drinking water project, could be fast-tracked.

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