

INVESTMENTS

Partnering for the Success of Entrepreneurship

VOLUME 3

• ISSUE 5

• AUGUST 2011



The picturesque BI culture....

It is indeed a remarkable culture to follow certain traditions to stay afloat in this forever changing society. A society that doesn't have its own culture tends to lose its identity. At BI, hospitality is tradition and team work is an embedded spirit. It is a common fact that such precious belief should be kept polished with etiquettes for urban living. Change is the basis of development that will keep the culture of good society intact without forgetting the corporate social responsibilities that BI practices regularly. Nepal Ambulance Service has been appreciated by the people while the hospice service is also on everyone's mind. Recently, painting the fence of Bagmati bridge also gave much happiness to BI volunteers who are always eager to extend a helping hand.

A company with such cultures that has endeavoured for betterment of the

society is the need of the hour. BI has been catering to the needs of the citizens in best possible ways by minimizing the difficulties so that the community dwellers attain peace of mind.

Similarly, BI showers its staff with utmost respect for duties discharged. Month end get-togethers have also given them time for respite from their hectic work schedules to remember their birthdays, anniversaries, joining and leaving of the company etc. - all these actions are memorably celebrated with fun and warmth. This warmth and unlimited hospitality has become the hallmark of BI that has exemplified the true importance of a good society replete with happiness and moments of joy for everyone. This is what BI is made of.

Editorial Team

Brihat Investments Pvt. Ltd.

“
A society that doesn't have its own culture tends to lose its identity....
”

Building Measurements



A structure can be measured in different ways which are as follows:

Floor Area: Area inside the building envelope and includes the external walls of that floor. Floor area includes the area of all the rooms, circulation spaces like staircase, lifts, passages etc., area of balconies and the area of external wall of a single floor.

Total Floor Area: The sum of all the floor area or the area of all floors of a building, including finished attics, finished basements and all covered areas, including porches, sheds, carports and garages.

to be continued....

CUSTOMER SERVICE QUOTES

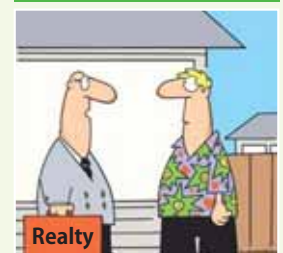
“If you want to be creative in your company, your career, your life, all it takes is one easy step... the extra one. When you encounter a familiar plan, you just ask one question: What ELSE could we do?”
- Dale Dauten

“The single most important thing to remember about any enterprise is that there are no results inside its walls. The result of a business is a satisfied customer.”
- Peter Drucker

INSIDE

Only a slow pace at first can help you climb steep hills..... 3
Syndicate Column.... 4
Properties for Sale.... 5
BI partners with thamel.com..... 8

CORPORATE HUMOR



“I think the seller will accept your offer, but the Homeowners Association will never approve that shirt.”



Real Estate Investment

“Plenty of return in long run in terms of finance and social assets....”

Things to Consider Before Investing in Real Estate

Investing in real estate gives you plenty of returns in long run in terms of finance and social assets once you start to succeed in this field. To be a

dedicated investor who works hard with 100% effort, the points to consider, which were also discussed during the last issue, are continued here.

1. Time and devotion
2. Handle stressful situation
3. Initial investments capital
4. Research

Initial investments capital:

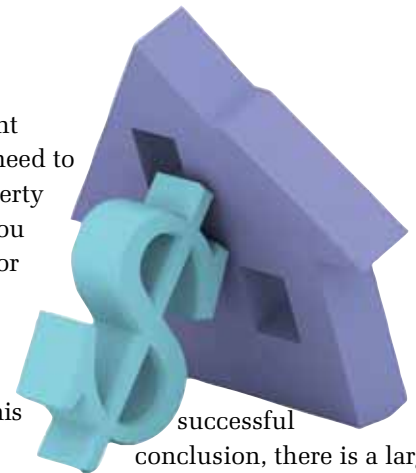
Real estate investing also takes a great deal of initial investment capital. While you can finance part of your venture, you will need to supply at least part of the money needed to purchase the property and do any necessary repairs. If you are limited in this area, you will need to look for ways to raise the needed capital or look for investments that require less of a startup commitment.

Research:

You should also be prepared to research and study the real estate market scenario, the tax laws and numerous laws regarding real estate transactions. You will even need to research

individual properties before you purchase them. Again, this takes a lot of effort and commitment on your part.

If you are willing to make the commitment to see each and every real estate investing venture through to its



successful conclusion, there is a large reward for you at the end. But the reward does not come easily. You will have to invest your time, energy, and resources to make it happen.



Real Estate Partnering for Entrepreneurship

“New entrepreneurship service venture, CRBO”

CRBO: Where Hospitality Meets Community...

Brihat Investments' new entrepreneurship service venture, CRBO has created a buzz among the hospitality community since its announcement last month along with the excellent feedback from our well-wishers.

Now that the country is going towards the steady development phase with freshly announced national budget on time and with the tourist season approaching, we are in full swing to offer our service in providing the highest standard of short and long term rental stay in our community living units for vacationers, NRNs, and expatriates alike. For

travelers and tourists who need and want quality stay, the best alternative from the conventional accommodation regarding the price and comfort in mind would be CRBO, where privacy, security and quality are the main concerns.

Living in a community is not a new concept for Nepal. With the modern advance of best quality amenities and technologies, and with security the foremost priority, we have come up with the new concept of providing our community living units for first class rental service.



TCH COMMUNITY LIVING - THAIBA



TCH TOWER IV - SITAPAILA



TCH COMMUNITY LIVING - BUDHANILKANTHA



Real Estate Marketing Agent

Only a slow pace at first can help you climb steep hills...

All our dreams can come true – if we have the courage and determination to pursue them. The announcement of real estate transaction through registered PAN account holding brokers in the budget 2011-12 holds authentic grounds to fulfill the desires of REMA. The announcement has become a first step to create new chain of profession. There are still few more steps to be considered for moving ahead to achieve the things that has been in the recent news. The nation will be able to earn revenues from the clean transparent channels during the transaction. The consumers will also be saved from being conned once the addressed budget is being implemented.

All REMAs are certainly grateful to Mr. Om Rajbhandary for his futuristic visions in introducing professionals and trained human resources in the realty sector.

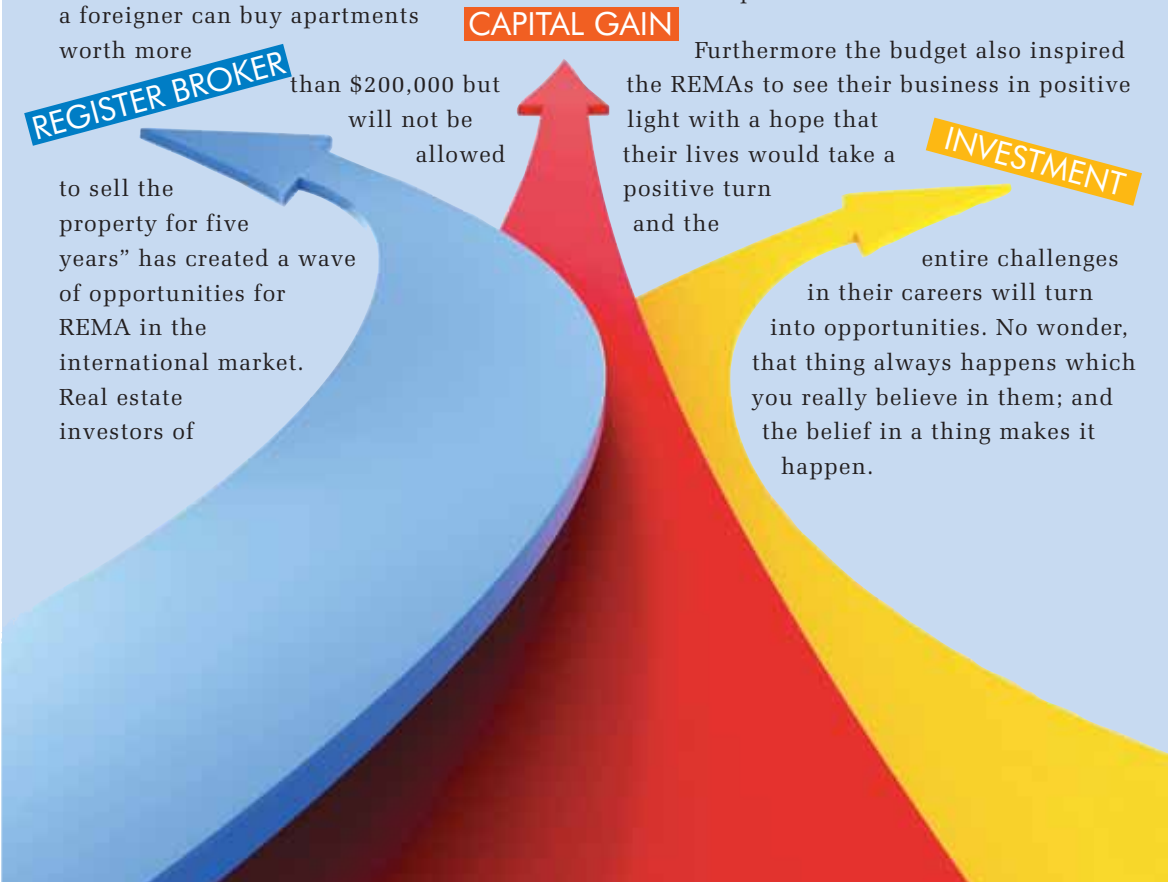
Another announcement in this new budget that states “a foreign company or a foreigner can buy apartments worth more

international levels, obviously believe only those people who are trustworthy, credible, and knowledgeable and authorized by the government of Nepal. Without hesitation, authorized REMAs can provide assurance that the foreign investment in real estate not only generates revenues but also supports the economy of Nepal as the transactions will be carried out transparently through systematic channels.

Similarly, another point highlighted by the budget regarding real estate is “the government will also decrease the rate of the capital gain tax to address the problems of the realty sector and disclosing of the income source will not be required while purchasing land and housing up to NRs Ten million,”. The implementation of this budget will obviously create a market for general public again to invest in real estate sector. The REMAs who are currently in slow pace these days have tremendous desires to climb steep hills in future.

Furthermore the budget also inspired the REMAs to see their business in positive light with a hope that their lives would take a positive turn and the

entire challenges in their careers will turn into opportunities. No wonder, that thing always happens which you really believe in them; and the belief in a thing makes it happen.



HOME BASED TIPS



HOME SAFETY TIPS

Safety Tips for Kitchen

Keep papers, plastic bags, curtains and dishtowels at least 3ft. away from range top.

Store harmful cleaning products away from children's reach.

Clean chimneys, fireplaces and central ovens periodically.

Never place any hot objects on towels, napkins or tablecloths.

Never leave knives or any sharp objects in a sink as they create injury while washing utensils.

Leave space at the back of refrigerator for proper ventilation.

Safety Tips for Bathroom

Keep shampoos, lotions and soap dish away from the Children's reach.

Keep electrical appliances wrapped.

Place non-skid bathroom mats to avoid injury.

Always keep bathroom floor clean and dry.

Install sink with cabinet in bathroom as it is used to store floor cleaner, drain openers under the sink.

Keep heaters, electrical products away from bathtubs, shower place and sinks.

Safety Tips for Bedroom

Never smoke in bedroom. Keep clothes, curtains, bed sheets at least three feet away from room heater. Especially fire occurs in winter season because of much use of heating appliances and lighting.

Never put extension cords under carpet or rugs as it causes short- circuit.

Never place sharp edges furniture in bedroom. Always place round edges furniture.

Syndicate Column

Question:

I am very much interested to live in a community living. However, I heard that the charges of community management is high and is affordable only to high income groups. I would like to know the purpose as well as amount of community management fee required.

- Sabin Man Tamrakar, Patan

Community Management fee is taken to maintain the common areas, greeneries etc. in a good shape as well as for the protection, care, repair, and maintenance which are also mentioned in act of management of joint housing building. According to the act, once the project is handed over by the developers, the owners of community housing will form the management committee. The management committee will be fully responsible for above mentioned services. Thus, it is the management committee who decides the fees.

With experience we can say that most of the developers have developed a system for community management and its fee, which is normally briefed before contract signing. Yet, the common management systems applied in Nepal is as follows:

1. Some developers collect the management fee ranging from one to two lakhs or even more for one time, depending upon the facilities given in community living and the management modality.

2. Some developers collect the management fee of around one lakh at the time of contract signing as a security deposit. The amount is generally used in case of larger repair works. Beside this amount management fee is collected monthly @ of 1500 to 2000 per unit or @ of Rs. 0.75 to Rs 3.50 per sq. ft. of the built up area.

However the community cost may vary from one company to another.



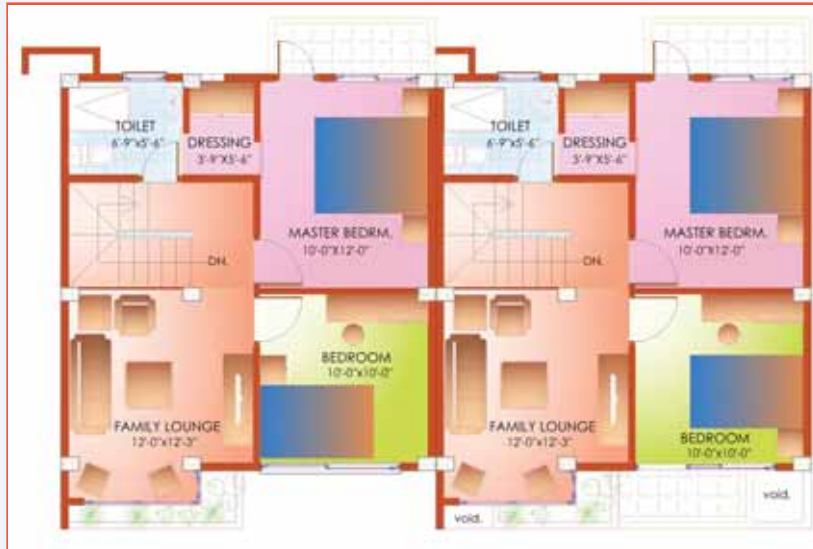
If you have any queries related to buying or selling of houses,
please email us at info@brihatinvestments.com



Brihat Community Living

SITAPAILA

Ground Floor



First Floor

Lower Ground Floor



S. No.	Descriptions	Rooms	Built-up Area (Sq. ft.)	Land Area (Ropani-Anna-Paisa-Dam)
1	Plot 1	3B + 3T	1400	0-3-2-0.19
2	Plot 2	3B + 3T	1400	0-3-0-0.9
3	Plot 3	3B + 3T	1400	0-3-0-0.9
4	Plot 4	3B + 3T	1400	0-3-0-0.43
5	Plot 5	3B + 3T	1400	0-3-2-0.33

TCH Community Living

THAIBA



Units on SALE:

TYPE: 25 A	TYPE: Plot 6 C
LAND: 0-4-3-3.66	LAND: 0-3-0-2.15
BUILT-UP AREA: 1483.48 Sq.ft.	BUILT-UP AREA: 1545.44 Sq.ft.
TYPE: Plot 28 E	TYPE: Plot 18 E
LAND: 0-2-2-1.44	LAND: 0-3-2-1.78
BUILT-UP AREA: 1357.85 Sq.ft.	BUILT-UP AREA: 1408.81 Sq.ft.

SALIENT FEATURES

- ❖ A balance between privacy and community activities.
- ❖ Environmentally sensitive designs laying more emphasis on quality living spaces with natural light and ventilation in the most optimized manner.
- ❖ Community open spaces comprising of flower beds and sit-outs.
- ❖ Round the clock security system.
- ❖ Treated water supply.
- ❖ Individual parking space.
- ❖ A temple and swimming pool.
- ❖ Generator backups for community spaces and fire hydrants.
- ❖ NEA lines and NTC points.
- ❖ The plot area ranges from 2.5 anna to 4.7 anna.
- ❖ Built-up area ranges tentatively from 1238 Sq. ft. to 1583 Sq. ft.



FEATURES

- ❖ Fresh environment with community, swimming pool, jacuzzi and sauna Three Bedrooms + Puja Room

TCH Tower IV

SITAPAILA



Located 300 meters from Sitapila Chowk.
Exclusive finishing with parquet in Living Room and Master Bed Room



UNITS ON SALE

Building Type - A

Type: 3-A1 (Third Floor)
Built-Up Area: 1272.34 Sq. ft.

Building Type - B

Type: 5-B1 (Fifth Floor)
Built-Up Area: 1322.19 Sq. ft.
Type: 6-B2 (Sixth Floor)
Built-Up Area: 1083.42 Sq. ft.

Type: 6-B3 (Sixth Floor)
Built-Up Area: 1043.62 Sq. ft.

Announcement

We are at your service

7 days a week



To meet and take your ideas for a better communication and to reinforce our relationship to a better level of understanding



Like us on Facebook



TCH Tower-IV, Ground Floor,
Block A
Sitapaila, Kathmandu, Nepal.
PO Box: 25441
Phone: +977 1 4282 086
Fax: +977 1 4288820
info@brihatinvestments.com
www.brihatinvestments.com

We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.

Corporate Social Responsibility



Brihat Investments team participated in social event - **Bagmati Cleaning Campaign** held at Thapathali on July 16, 2011 which was organized by Nepal Unites with the motto “मेरो देश मेरै दायित्व”.



Brihat Investments partners with thamel.com

Brihat Investments for the first time is collaborating with the popular online service portal of Nepal, *thamel.com* in an agreement to provide marketing platform for its products and services on mutual benefit basis. The companies went into the agreement on 2nd Ashad 2068, which is mainly focused on providing an investment opportunity to Nepalese Diaspora

around the globe. The two companies have partnered to market Brihat Investments’ newest entrepreneur venture in service industry that is Community Rental Home by Owner (CRBO) as well. Ms. Purnima Rajbhandary; CEO, Brihat Investments Pvt. Ltd. has signed an agreement with Mr. Rajesh Lal Joshi; CEO, Thamel Dot Com Pvt. Ltd.