



Thane Realty News

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Editorial

Second Chance!

For decades, investing in real estate in the beginning of the financial year has been an effective way of building wealth and securing a financial future. It is a unique investment option that offers the potential for long-term capital appreciation, passive income through rent, and tax benefits.

It is also a great hedge against inflation. With the new financial year having just kicked off, it is time to set your financial goals for the upcoming year, reassess your risk tolerance, understand any changes to the tax regime, look at the diversification aspect of your investment portfolio, and invest accordingly.

So, if you have missed the



Nikhil Ballal

opportunity of Gudi Padwa then there is a second chance in the form of Akshaya Tritiya which is just around the corner. For many families, buying a home on Akshaya Tritiya is a tradition that

has been passed on through generations. It can provide a sense of continuity and connection with one's cultural and family roots.

In the new financial year, many lending institutions renew their annual budgets and are looking for borrowers to offer loans too. Hence, it can be a good time to get a home loan at favourable rates and terms.

Same goes with real estate groups, at the turn of the financial year, markets are favourable for real estate investments. Traditionally, this is a time when the prices are not peaking and buyers have options to choose from. But make sure that you research the market and talk to a professional to assess market conditions before making the purchase.

Also every real estate group will look to have a good start to their yearly targets so they tend to offer good discounts or gifts to attract buyers. Offers like low or no stamp duty, gold coin on booking, or upfront discounts are quite common during Akshaya Tritiya. Also many developers offer flexible payment plans, such as no-interest EMIs or low down payment schemes. This reduces the loan on home buyers and helps them plan their finances better.

One more lucrative reason for buying a home on Akshaya Tritiya is this time is at the beginning of the financial year so we can avail plenty of tax benefits such as deductions on home loan interest, deductions on principal repayment, deductions on registration fee and stamp duty, and deductions on property tax. This helps to save and invest better.

Akshaya Tritiya ticks all boxes for property investors

Is it advantage home buyer on this day, should you purchase a home on this auspicious day? From the perspective of a potential buyer, let's consider all investment options before taking the decision to purchase your desired property.

About Akshaya Tritiya

Tritiya is the third tithi of the month, and Akshaya refers to something that never diminishes in Sanskrit. Traditionally, Indians consider this day to be auspicious for making investments of all kinds, particularly in gold and property. If you invest on this day, you can expect the asset's value to rise in the future. The event takes place during the Shukla Paksha (bright fortnight) of the month of Vaishakh, which is celebrated in many parts of the country for agricultural and related festivals.

Akshaya Tritiya is one of the most auspicious days for Indians because it is believed that if you make an investment or purchase on this day, it will grow steadily and provide maximum returns for a long period of time. Most people believe that Akshaya Tritiya is the best day to purchase a home.

Reasons to Invest in Real Estate on this Special Occasion:

1. Perception: Lucky Day

We Indians wait for the right time and day to make big decisions, and Akshaya Tritiya is no exception. According to the adage, if you buy space to generate revenue, buying it on this day will keep the capital value rising and rental income coming in.

If real estate is driven by sentiment, it is during auspicious occasions that the number of people interested in purchasing property increases dramatically. In Thane, the trend over the years has been that during Akshaya Tritiya, buyers are aware of the significance of the day and sentiment reigns supreme!

2. Sweeteners and Special Offers

Thane's real estate developers and marketing agencies understand their customers' purchasing habits, they offer special discounts and offer various schemes to help them make the decision to invest. And, at times, these offers are too good to pass up. This is the right time for those who have been waiting for the perfect opportunity to invest in a property in Thane with good returns. Realtors have covered every aspect for investors and have brought projects in Thane and across the Mumbai Metropolitan Region (MMR) that offer all the amenities, whether under construction or ready to move in property.

3. Negating the risk factor:

For many few years, Thane's real estate market has been



Sachin Mirani
President
CREDAI MCHI Thane



stable, price-wise - less volatile as compared to other similar property markets across India; and has provided consistent returns. This makes it an excellent option for both, experienced and first-time investors, to consider investing in or purchasing property in Thane. Akshaya Tritiya is a positive day, connect with a Thane real estate developer or a real estate consultant - else, you might miss out on an opportunity that could have benefited you this Akshaya Tritiya!

4. An investment that

fetches long-term benefits

There are many advantages of investing in real estate. Investors can enjoy predictable cash flow, excellent returns, tax advantages, and diversification with well-chosen assets - and it is possible to leverage real estate to build wealth. Investing in a commercial property provides you with a source of passive income in the form of monthly rentals, and the tenant also keeps the property in good condition. Investors have always claimed that their investment in Thane's Real Estate has been profitable and has provided them with exceptional returns over the years.

5. Less volatile

Real estate investors can earn income in 2 ways: from ongoing cash flow generated by rental income. Property values tend to appreciate over time. Volatility affects every investor, but real estate investments can be a valuable addition to your investment strategy and help protect your overall portfolio from the effects of volatility.

Conclusion: Before investing in real estate, ensure due diligence - one must conduct research and market analysis. So that a property that meets your needs and requirements also provides the best return on investment.

Take advice from Thane's real state consultants; as conducting proper research before investing in any property ensures the possibility of minimal risk, and results in high returns on your investment.

The Right Day for Housewarming

In Thane's real estate scenario, as indeed across India, Akshaya Tritiya is considered a very auspicious day for Griha Pravesh (housewarming). The thought process following this is the belief that starting new endeavours - including moving into a new home on this day - brings endless prosperity and growth.



Faiyaz Virani
Hon. Secretary
CREDAI MCHI
Thane

Akshaya Tritiya is known as a day of eternal success and is considered favourable for any auspicious activity. For Thaneites considering house warming on this auspicious day, these are some reasons why Akshaya Tritiya is considered good for Griha Pravesh:

- **The 'Auspicious' factor:** Akshaya Tritiya is a highly revered day in the Hindu calendar, known for its auspicious energy and the belief that anything undertaken on this day will be successful.
- **Perspective of Endless Prosperity:** The name "Akshaya" translates to "eternal" or "never diminishing." People believe that any new beginning, like moving into a new house, on this day will lead to



continuous growth and prosperity.

- **It has positive vibrations:** Akshaya Tritiya is associated with positive energy and vibrations, making it a favorable time for the housewarming ceremony.
- **All about Traditional Beliefs:** Many Hindus believe that moving into a new home on Akshaya Tritiya will bring good luck and blessings to the new residence and its occupants.
- **Considered favourable for new beginnings:** This day is considered good for starting new ventures and projects, including Griha Pravesh.

Conclusion: CREDAI MCHI Thane wishes those moving into their new homes in Thane, on this auspicious day, the very best!



CREDAI MCHI Thane's property expo all set to go Digital

The Digital Property Expo by CREDAI MCHI Thane, which will be inaugurated shortly, is a groundbreaking initiative that converges technology with real estate sales. It offers a unique platform for homebuyers and stakeholders in real estate to connect, explore, and buy/ invest in their dream properties.

The Digital Property Expo by CREDAI MCHI Thane will take forward from where the 'PROPERTY 2025: Thane' Property and Home Finance expo concluded in real time; taking it ahead on a digital platform. It will create opportunities for those who missed the expo to visit in its digital avatar, with all the projects that were in PROPERTY 2025: Thane being available for browsing. This will provide a platform for home seekers to make enquiries as also set up appointments to visit the site or sales office.

Key Highlights:

1. Virtual Property Showcase:

The expo will feature a comprehensive digital display of properties from renowned developers, allowing homebuyers to browse and shortlist their



preferred options from the comfort of their own homes.

2. Interactive Developer Platforms: Developers will showcase their projects, provide detailed information, and engage with potential buyers through not just a digital listing of the project, but can also take the process ahead through live chats, webinars, and virtual tours.

3. Real-Time Updates and Insights: The expo will provide real-time updates on market trends, project



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launches, and special offers, enabling homebuyers to make informed decisions.

4. Secure and Transparent Transactions: The digital platform will ensure secure and transparent transactions, with options for safe and secure bookings, payments, and documentation.

Benefits for Homebuyers: 1. Convenience and Accessibility: Browse Thane properties from anywhere, at any time, and connect with

developers directly.

2. Informed Decision-Making: Access detailed project information, market trends, and expert insights to make informed decisions.

3. Time and Cost Savings: The digital expo helps home seekers avoid physical site visits and reduce travel time and costs.

Advantage: Thane Projects:

1. Increased Visibility: Showcase projects to a wider audience, increasing brand visibility and reach.

2. Lead Generation: Connect with potential buyers, generate leads, and convert them into sales.

3. Cost-Effective Marketing: Reduce marketing costs and increase ROI through targeted online promotions.

The Digital Property Expo by CREDAI MCHI Thane is a pioneering initiative that revolutionizes the way homebuyers and developers interact, making property buying and selling more convenient, transparent, and efficient.

We at CREDAI MCHI Thane hope the digital expo will help home seekers get their dream Thane homes, making them a reality.

Selecting the right CCTV system for your society

Selecting the right CCTV for your housing society in Thane requires careful consideration of several factors. Here are some key points to help you make an informed decision:

- Coverage Area: Identify vulnerable areas, such as entrances, parking lots, and common spaces, to ensure comprehensive coverage.

- Camera Type: Choose between dome, bullet, or PTZ cameras, considering factors like weather resistance, night vision, and field of view.

- Resolution and Clarity: Opt for high-resolution cameras (HD or 4K) to ensure clear footage and easy identification.

- Recording and Storage: Consider the recording duration, storage capacity, and whether cloud storage is available.

- Monitoring and Response: Decide between on-site monitoring, remote monitoring, or a combination of both, and ensure a prompt response to alerts.

- Integration with Other Security Measures: Consider integrating CCTV with access control, alarm systems, and intercoms for a comprehensive security solution.

- Scalability and Upgradability: Choose a system that can be easily expanded or upgraded as needed.

- Compliance with Regulations: Ensure the system meets local regulations and



standards.

- Additional Features: Consider features like motion detection, night vision, and weather resistance when selecting a CCTV camera.

- Brand and Service Provider:

Look for reputable brands like Hikvision, CP Plus, Dahua, and Zikom, and service providers like Smart City Care and Eltech Innovation, among others.

- Maintenance and Repair: Ensure that the service provider offers maintenance and repair services, including camera replacement and DVR/NVR repair.

- AMC: Ensure that the AMC is comprehensive and covers not just repairs but also part replacements where necessary.

- Remote Monitoring: Consider CCTV monitoring services that allow remote access to live footage and alerts for suspicious activity.

Conclusion: By considering these factors, housing societies in Thane can select a CCTV monitoring and security system that effectively enhances safety and security.



Shilpa Pandya

Investment in Boutique Offices in Thane

Traditionally, investments are in bullion (silver, gold), paper investments (equities, bonds, mutual funds etc) and real estate. Largely, when one mentions investment in property, it is residential that comes to mind. But post Covid, a new asset class of property, the 'boutique office', has been the booming segment.

What is a boutique office?

A boutique office is a type of office space that offers premium amenities, modern infrastructure, and a unique, high-end environment. Boutique offices are typically smaller in size compared to traditional office buildings and are designed to cater to the specific needs of businesses and professionals who value exclusivity, luxury, and personalized services.

Thane has emerged as a prime location for boutique office investments, driven by its strategic location, growing demand for premium office spaces, and favorable business environment. With technology touching all walks of life, a boutique office is a window to the global marketplace. As requirements grow, startups and professionals largely contribute to demand. Small Investors have realized that the residential yields are around 3 per cent, while commercial real estate—boutique offices included—provides 6 per cent returns, compounded. Across Thane, we have seen the success of such projects in Wagle Estate, Hiranandani Estate, Kolshet, Manpada – and soon, in locations like Shil.

Given the changes in the tax structure, especially capital gains on real estate, it would seem obvious that boutique offices are the new sunrise investment sector. Even as long lease contracts and young entrepreneurs make this segment more lucrative, most of these boutique offices also make 'walk to work' a reality.

Key Benefits:

- Growing Demand: Thane's growing economy and increasing demand for premium office spaces make it an attractive location for boutique office investments.

- Strategic Location: Thane's proximity to Mumbai and accessibility to major transportation hubs make it an ideal location for businesses.

- Favorable Business Environment: Thane offers a



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Partner, Horseshow
Realty LLP

favorable business environment, with various incentives and initiatives to support businesses.

- Premium Office Spaces: Boutique offices in Thane offer premium amenities, modern infrastructure, and a professional environment.

Investment Opportunities:

- New Developments: Invest in new boutique office developments, offering premium amenities and modern infrastructure.

- Renovation and Redevelopment: Invest in renovating and redeveloping existing office spaces to create premium boutique offices.

- Joint Ventures: Collaborate with developers or other investors to develop boutique office projects.

Key Considerations:

- Location: Ensure the location is easily accessible, visible, and convenient for businesses.

- Market Demand: Analyze market demand and competition to ensure the investment is viable.

- Regulatory Compliance: Ensure compliance with local regulations and zoning laws.

- Financial Analysis: Conduct a thorough financial analysis to ensure the investment is profitable.

Conclusion: Investing in boutique offices in Thane can be a lucrative opportunity, driven by the growing demand for premium office spaces and favorable business environment. By considering key factors and conducting thorough research, investors can make informed decisions and capitalize on this emerging market.



Palm Riveria: Redefining Luxury Living in Thane

Ehtesham Firoz Khan
Managing Partner
Yes Realty, Kausa, Thane

In a bold move to cater to the discerning affluent Muslim community, Palm Riveria has emerged as a game-changer in Thane's real estate landscape. This luxurious residential project, nestled in the heart of Mumbra, Thane, offers a unique blend of opulence, convenience, and sustainability.

A Self-Sufficient Neighborhood

Palm Riveria is designed to be a self-sufficient neighborhood, providing residents with everything they need, right at their doorstep. From finding the perfect home to choosing the right school for their children or discovering serene spaces to relax, this project has it all. With its prime location on Veer Abdul Hamid Road, Narayan Nagar, Mumbra, Thane, Palm Riveria is poised to become a landmark destination in the city.



Registered Under MahaRERA

Palm Riveria has been registered under the name Palm Riveria via MahaRERA registration number: P51700056303, ensuring transparency and accountability. The project's details are available on the MahaRERA website, providing homebuyers with a secure and trustworthy investment opportunity.

Targeted Marketing Strategy

To effectively engage with the target audience, a targeted marketing strategy was executed, focusing on affluent Muslim communities in Western, Central, and SoBo (secondary markets) and KDMC (primary market). Cricket legend Irfan Pathan was appointed as the brand ambassador, adding a touch of glamour and credibility to the project. The campaign, 'Relocate to the World's Greatest City - Mumbai', was amplified through hygiene media and influencer partnerships, driving remarkable sales success.

Luxurious 1 and 2 BHK Homes

Palm Riveria offers luxurious 1 and 2 BHK homes, with carpet areas ranging from 489-740 sq. ft. These spacious and elegantly designed homes are perfect for families and individuals seeking a luxurious living experience.



Statistically Speaking....

- Possession date as per RERA :- end-2030
- RERA number; MahaRERA registration number: P51700056303
- Configuration; 1, 2 & 3 BHK
- Sizes of flats / offices / retail outlets on offer and approx. price points 400-950 @ 41.49

Thane's Future Growth

As Thane continues to evolve, its future growth will be driven by a combination of infrastructure development, economic growth, social and cultural advancements, and environmental sustainability. Palm Riveria is poised to become a landmark project in Thane, offering a unique blend of luxury, convenience, and sustainability.

In conclusion, Palm Riveria is a testament to the growing demand for luxury living in Thane. With its self-sufficient neighborhood, luxurious homes, and targeted marketing strategy, this project is set to redefine the real estate landscape in Thane.



Enhanced Connectivity: A New Dawn for Kausa with Grand Kausa City

Among the growing sectors in Thane's real estate, Kausa, Shil, Kalyan Dombivli Road and Diva are witnessing a transformational shift, and at the heart of this change is enhanced connectivity. Once considered a modest suburb, Kausa is rapidly emerging as one of the most promising destinations in the MMR, thanks to game-changing infrastructure developments.

To cite an example, among the real estate projects that are fast growing is Grand Kausa City. Strategically located, with Mumbra Station just 5 minutes away and the upcoming Mhatardi High Speed Bullet Train Railway Station only 10 minutes away, Grand Kausa City residents will be seamlessly linked to Mumbai, Thane, and Navi Mumbai.

The strategic location near major highways, including the Mumbai-Pune Road and the Mumbra Bypass, ensures effortless road travel. Add to that the upcoming Airoli-Katai Tunnel, which will reduce the Mulund-Mumbra commute to just 10 minutes, and you have unmatched urban access.

But the connectivity revolution doesn't stop there. The proposed Kalyan-Taloja Metro Line 12, Virar-Alibaug Multimodal Corridor, and proximity to the Thane HSR Bullet Train Station and Navi Mumbai International Airport promise even greater regional and global accessibility.

This surge in connectivity is set to redefine life at Grand Kausa City. Residents can expect faster commutes, better access to education, jobs, and healthcare, and a rise in commercial and retail development. With everything from schools and hospitals to a shopping centre and TMC bus depot within the township, Grand Kausa City isn't just well-connected, it is self-sustaining.

In this new era, Kausa is not just catching up, it is leading. And Grand Kausa City is at the forefront, offering families a vibrant, accessible, and future-ready lifestyle.



Ehtesham Khan
Chairman
CREDAI MCHI
Thane Mumbra
Kausa Committee

Why I bought a home in Thane

Why Thane: Spacious Architectural design; Greenery around the city; Thane is the centre point to connect Mumbai, Navi Mumbai, Kalyan - Dombivli; All basic needs of middle income group are available like - entertainment, school, hospital, Mall and market, clubs & restaurants, Traveling connectivity of trains and buses, etc

- From where you relocated to Thane: Pune
- Any other city you were exploring then: Pune
- Reason why you opted for Thane: Primary reasons - Job & Thane environment were more and less like Pune. Greenery, weather, well organised market etc.

- When did you make Thane your home: Bought own home in 2022, before that we were staying as a tenant and got huge experience in multiple locations and societies across Thane.

- Which project: Lodha Splendora
- Which developer: Macrotech Developers
- Location: Bhayandar Pada



Taruun Kumar

- What was that one factor which made it your dream home: Peaceful location and great architecture,

"spacious flat" with sun decks and a gated community.

- What makes Thane right

for your future: We are getting everything to live the life in Thane from entertainment, school, hospital, mall, market to anything required for the common man to live in the city. + Sanjay Gandhi national park and fresh air are an added plus feature.

- Today, if you have a choice, would you go back: No.

- If yes/ no, why: Environment of the city and well-developed plan of infrastructure by the government.

- Your advise to those looking to make Thane their home: Today Thane is better than Mumbai to live in. As residents of Thane, we are getting everything, whatever one may be looking for. Like:

@Spacious home,
@Mall & Entertainment for kids,
@ School, @Hospital, @Market,
@Infrastructure developed by government
@Transportation facilities within city or intercity, etc.



On-line registration of 'first sale' property transactions begins from 1 May

'First Sale' property buyers in Maharashtra will no longer need to visit sub-registrar offices to pay stamp duty and obtain e-stamp certificates for the 'first sale', as these facilities will be available online from May 1, under the 'One State, One Registration' initiative.

This move aims at making property registration more convenient and efficient. Thaneites will get advantage of this e-initiative, making the process of registering a 'first sale' of property "e-easy".

Key Features:

- First sale property registration can be done from anywhere in the state.
- No need to visit sub-registrar offices for stamp duty payment and e-stamp certificate issuance.
- Online payment of stamp



duty and registration fees.

- Physical presence not required for online property registrations.

Benefits:

- Increased convenience for 'first sale' property buyers.
- Reduced paperwork and documentation.
- Faster processing of 'first sale' property registrations
- Improved transparency and efficiency in the registration process.

Leave License: The state government is upgrading the digital system across all 519 sub-registrar offices in collaboration with the National Informatics Centre. A new Leave and Licenses 2.0 system will be introduced, allowing users to pay stamp duty online without any hassle. This initiative is expected to boost the real estate sector in Maharashtra and make it more attractive for investors.

Conclusion: Online property registration for 'first sales' was first introduced in Mumbai on pilot basis and will be now extended across the state. Physical presence will not be required for such 'first sale' online property registrations, from May 1. In Thane, 'first sale' property buyers will find the process easy and convenient.



Dharmen Thakker
MD - Manas Realtors
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Of Realtors - India

Joint District Registrar Thane meets CREDAI MCHI Thane

SUGGESTS GIVING E-REGISTRATION OF 'FIRST SALES' A FILLIP

News Bureau

The CREDAI MCHI Thane Managing Committee had an interaction with Shri Narayan Rajput, Joint District Registrar (JDR), Thane. The JDR pointed out that e-registration of 'first sale' property transactions i.e. homes bought directly from real estate developers, had been in operation since some months now, but the system hasn't got the sort of response as would be expected.

The JDR urged all real estate developers in Thane who have not yet commenced e-registration of 'first sale' to start as soon as possible. He pointed out that the leave license e-registration is doing well, and said he hoped to see 'first sale' transactions follow suit.

CREDAI MCHI Thane is organising



a training session for developers' staff at the CREDAI MCHI Thane Office. This is specially for real estate developers' who can begin implementing this initiative, said Faiyaz Virani, Hon. Secretary, CREDAI MCHI Thane. "The training programme for real estate developers'

staff is planned for the first week of May, we have confirmation from the trainer. Developers who are members of CREDAI MCHI Thane are requested to send representatives for the same, so that 'first sales' in Thane properties can be e-registered," he concluded.

BizNet Thane 4.0 will open new vistas of business opportunities

Real estate has been defined as one that supports 250-plus ancillary industries. CREDAI MCHI Thane's BizNet Thane 4.0 will host these and offer an excellent opportunity for these stakeholders to explore opportunities to create new business links with Thane's real estate developers. In turn, this will provide cutting edge services and products for Thane's real estate developers, effectively creating an advanced and modern real estate development.

Thane's Real Estate has seen high quantum of new project launches over the past few years. For stakeholders, be they product suppliers or service providers, it opens new vistas of business opportunities.

Thane is a real estate development hub which constantly keeps updating; so new ideas, new products and new technologies are always in demand. Thane's real estate



has adopted principles of 'sustainable development', ensuring that the quality of real estate created and in turn, the lifestyles it supports, remain top-class, going into the future. New technology offerings for sustainable real estate development have always found Thane's real estate at the

forefront of adopting new-age technologies and products/ services.

The recently held PROPERTY 2025-THANE expo was a resounding success; it lays the foundation for growth in the B2B space – which is where this year's BizNet Thane 4.0 gains importance.

BizNet Thane 4.0 provides a platform, leveraging technology and live audiences, where real estate product and service suppliers can share the latest developments and new product ranges to an audience, which comprises Thane's real estate developers. There are no complicated set-up requirements or participation norms; it is, quite simply, an opportunity to share new product/ service options which offer cost advantages on one hand to those that convey cutting edge technology, from new designs to the latest development in that segment/ product.

How to summer proof your home/ office interiors in Thane

In Thane, as summer makes its presence felt, one quickly realizes that the orientation of buildings – be they residential or commercial – being in sync with the sun and wind movement is essential. Also, optimizing facades and openings in sync with the climate significantly reduces the need for artificial cooling and lighting, leading to substantial energy savings in turn, making buildings environmentally efficient. And, one may add, comfortable in the summer.

Going beyond just this, 'summer-proofing' your home or office interiors in Thane requires strategic design and decor choices to combat the city's hot and humid climate.

Here are some expert tips to help you create a cool and comfortable living space:

• Cooling Strategies

- Light Colors: Use light-colored paints, curtains, and furniture to reflect sunlight and heat.
- Shading Devices: Install shading devices like overhangs, louvers, or solar screens to reduce direct sunlight.
- Natural Ventilation: Ensure proper ventilation by opening windows, using fans, or installing vents to circulate air.

• Material Selection

- Cool Flooring: Choose cool flooring options like marble, granite, or ceramic tiles to keep your home's temperature down.
- Breathable Fabrics: Select breathable fabrics like cotton, linen, or silk for upholstery and curtains.



- Low-VOC Paints: Use low-VOC (Volatile Organic Compound) paints to improve indoor air quality.

• Design Considerations

- Air Circulation: Design your home to maximize air circulation, using techniques like cross-ventilation and stack ventilation.
- Thermal Insulation: Use thermal insulation materials like foam board or fiberglass to reduce heat gain.
- Compact Spaces: Create compact spaces or nooks to reduce the area that needs to be cooled.

• Additional Tips

- Indoor Plants: Incorporate indoor plants to purify the air and improve the aesthetic appeal of your home.
- Smart Home Devices: Consider installing smart home devices like thermostats or air purifiers to enhance your home's comfort and efficiency.



Deepti Tangri
Founder + Principal
Architect
Deepti Tangri &
Associates

• The easiest way to summer proof your home/ office is:

- Thick drapes, with sun-block lining. This reduces heat by 2 degrees.
- Keeping plants in direction of wind assures a little fresh + cool breeze.
- Opting for smart HVAC- VRF systems for air conditioning which regulates use while also being climate friendly

• Conclusion: For professional guidance on summer-proofing your home interiors in Thane, consider consulting with local interior designers or firms specializing in energy-efficient design.