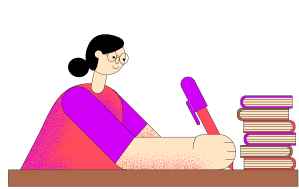


NEWSLETTER

Partnering for the Success of Entrepreneurship

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“

.....NRB

adjusts risk weights, eases housing loan terms. Extends restructuring, aids earthquake recovery.

”

NRB lowers real estate risk, maintains share mortgage

Nepal Rastra Bank (NRB) has, through the first-quarter review of the monetary policy for the current fiscal year 2023/24, decided to reduce the risk weight of real estate loans and maintain the risk weight for share mortgage loans exceeding Rs 50 million at 125 percent.

The announcement of the NRB on Friday highlighted that these provisions were made during the first-quarter review of the monetary policy for the fiscal year 2023/24. The quarterly review report states, "In the case of housing loans up to Rs 5 million, the monthly installment income ratio has been increased to 60 percent." NRB also mentioned its intention to review arrangements related to the limits of non-deliverable forward transactions and local remittance transactions.

Through its monetary policy, the NRB aims to take more effective action against borrowers intentionally defaulting on bank loans. Simultaneously, the policy seeks to facilitate borrowers facing challenges due to circumstances through loan restructuring and rescheduling. "To achieve this, banks and financial institutions have been directed to expand the scope of restructuring by charging 10 percent of the outstanding interest. Additionally, the areas eligible for restructuring have been extended until the end of Chaitra 2080 BS, with a charge of 10 percent of the outstanding interest,"

stated the first-quarter review of the monetary policy.

Regarding the reconstruction of residential houses damaged in the Jajarkot earthquake, to the families listed as affected by the earthquake by the Nepal government or designated organizations, banks and financial institutions cannot impose more than a two-percentage-point premium on the residential house loan base rate up to Rs 2.5 million for families listed as earthquake-affected.

Banks and financial institutions can add up to 10 percentage points or more to the loan-to-mortgage ratio. Furthermore, for the reconstruction of public schools, hospitals, and health posts damaged in the earthquake, NRB allows banks and financial institutions to contribute up to 40 percent of the amount separately spent on the social responsibility fund from the profits of the fiscal years 2022/23 and 2023/24.

Nepal Rastra Bank's recent monetary policy adjustments aim to boost economic resilience, offering relief to borrowers through expanded loan restructuring. The reduction in risk weight for real estate loans and supportive measures for earthquake-affected families underscore a positive stance towards financial stability and social responsibility.

Source: Republica
Dec 9, 2023

Editorial Team, Brihat Group

Marketing Quotes

"Marketing's job is never done. It's about perpetual motion. We must continue to innovate every day."

-Beth Comstock

"Integrated marketing offers opportunities to break through to consumers in new markets."

-Betsy Holden

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CORPORATE HUMOR



"I can't remember do i work at home or do i live at work"














HAPPY DEAL

UP TO 30% OFF

ALEXANDRA FABRIC SOFA

AWIS BELETTI 50X CANEEL HOVER GOLD

GULLER FABRIC SOFA BED - GRIGER

ADALMO 6/8 EMBROIDERY SUITE KING COMFORTER SET

ELFRIDA KING BED SET WHITE-150X200

CONSTRUCTION OF PINEHILL TOWER HAS COMMENCED

Introduction:

In December 2023, Pinehill Construction embarked on a promising journey with the initiation of its ambitious project. With a clear vision and determination, the construction endeavor sets a goal to complete the project within the next two years. This marks the beginning of a venture characterized by dedication, precision, and a commitment to delivering excellence in construction within the stipulated timeframe.

Location:

Nestled in the rapidly urbanizing area of Ramkot-Nagarjun, our location is conveniently situated just 2.4 km away from the ring road in Sitapaila (5-7 minutes drive). Enjoy easy access to essential amenities such as grocery stores, shopping malls, cinema halls, and recreational facilities. "A" class commercial banks are right at our doorstep.

Project Features:

- A unique blend of residential and commercial spaces.
- Commercial space includes proposed facilities like a gym hall, cafeteria, and salon.
- Thoughtfully designed structure with an aesthetically pleasing hilly backdrop, providing a 180-degree view of the community forest.
- Electricity sourced from NEA.
- Generator backup for lifts and common areas.
- 24/7 security along with surveillance cameras.
- Accessible via a 7 m wide road with interlocking blocks.

Product Features:

- 16 individual residential units along with commercial spaces.
- Ground and first floors designed for commercial purposes.
- Modern contemporary aesthetics.
- Double-layered parking space.
- Dedicated parking for each unit.
- Open rooftop for communal use.

Unit Features:

- Vaastu-compliant design.
- Open living and dining spaces.
- Well-equipped kitchen cabinets.
- Laminated flooring in living and bedroom areas.
- Shower enclosures for added convenience.
- Air conditioning in both living and bedroom spaces.
- Private balconies for each unit.

Payment Plan:

- Enjoy a flexible payment plan tailored to suit your needs.

Benefits and Facilities for the Long Run:

- Anticipate the appreciation of property value.
- Experience a high return on investment after the completion of the project.
- Embrace a modern and high-quality lifestyle.

Discover the perfect blend of convenience, aesthetics, and functionality in our meticulously crafted project.



Emerging Trends in Nepalese Real Estate

Introduction

The Nepalese real estate landscape is experiencing a transformative wave, with emerging trends reshaping the industry. From a growing emphasis on sustainable and eco-friendly properties to the integration of smart home technologies, these trends are not only influencing the way properties are designed and developed but also impacting investment decisions.

1. Sustainable and Eco-Friendly Construction:

- Growing interest in environmentally conscious building practices.
- Use of green building materials and energy-efficient designs.
- Integration of renewable energy sources like solar panels.

2. Smart Home Technology Integration:

- Increasing demand for homes with smart features and automation.
- Integration of smart security systems, home automation, and energy-efficient appliances

3. Innovative Architectural Designs:

- Rise of modern and innovative architectural styles.
- Emphasis on unique and functional designs that cater to contemporary living.

4. Affordable Housing Initiatives:

- Government and private sector efforts to address the affordability gap.
- Introduction of schemes and incentives to make housing more accessible to a wider population.

5. Digital Transformation in Real Estate Transactions

- Adoption of online platforms for property listings and transactions.
- Use of virtual reality (VR) and augmented reality (AR) for virtual property tours.

6. Rise of Mixed-Use Developments:

- Increased popularity of mixed-use projects combining residential, commercial, and recreational spaces.
- Focus on creating integrated communities with diverse amenities.

7. Focus on Wellness Amenities:

- Integration of wellness amenities such as gyms, green spaces, and health-conscious designs.
- Recognition of the importance of physical and mental well-being in real estate planning.

CHRISTMAS CELEBRATION AT BRIHAT GROUP



Heartiest Congratulations

Heartiest congratulations to our visionary Director Mr. Brihat Rajbhandary and Ms. Deden Doma Lama on embarking on this incredible journey of marital bliss. May the years ahead be adorned with love, understanding, and countless cherished moments.



Real Estate Event Participation

Brihat Investments' participation in Basobaas Property Events underscores its commitment to exploring novel opportunities and fostering collaborations within the real estate domain. By engaging with industry leaders and experts at these events, Brihat Investments aims to stay abreast of the latest market trends, regulatory changes, and technological advancements that may influence investment decisions.



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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 desire



One of the primary objectives of Brihat Investments at Basobaas Property Events is to engage in strategic networking. The events provide a unique platform for connecting with developers, architects, legal experts, and other stakeholders critical to successful real estate ventures. Through these interactions, Brihat Investments aims to forge partnerships that enhance its ability to identify and capitalize on promising investment prospects.