

# NEWSLETTER

QUARTERLY

Partnering for the success of entrepreneurship

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## Real Estate Scenario in Nepal



“

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Real Estate of Nepal is experiencing a mixed blessing at the moment with a bit of a recession and a bit of a ground for market. The worldwide recession caused by pandemic has its effects on Nepal as well. As temporary as it may seem, it's really hard to get out of the humdrum of recession. This recession isn't correlated to the housing market, even though any recession will affect the housing market in some way. There are definitely pros and cons for real estate during recession. The recent surge in real estate transactions as shown by the Tax offices shows brighter side.

News from the government may not be very encouraging, although they will set out a clear working modality in the long run. In order to make the buying and selling of real estate transparent and orderly, it is being arranged to do transactions only through a person or company authorized by a specialized company. This is great news and it will ease the system down the road. Also scientific evaluation of the land will be done to prevent uncontrolled price increase of land.

As per Land Use Regulations 2079, the land will be divided into 10 types. Land classified for one purpose cannot be used for another. The local land use council will not be allowed to do "Kittakat", unless it is classified as agricultural and non-agricultural.

In Kathmandu valley, the land classified as residential area cannot be less than 4 Annas 1 dam and the land in the agricultural area cannot be less than one Ropani.

According to the data of Land Management and Records Department, real estate transactions have increased by 23.33 percent in Mangsir compared to Kartik 2079. According to the data of the department, there were 1,988 real estate transactions in Kathmandu Valley in Mangsir. The number of such purchases was 1,547 in Kartik. The amount of land 'Kittakat' has also doubled in Mangsir. 387 plots were allotted in Kartik, while 616 plots were allotted in Mangsir. This does not mean that the real estate transaction has started to increase. The liquidity in the market has not been easy yet. The only reason for the increase is that some municipalities have been able to classify land. For a potential buyer, you will have to take an honest look at your current financial situation before buying a house. However, if you are certain about your finances, you could end up getting your dream home at a more affordable price than you could have imagined as there are various options in the market. With all the favorable regulations taking place and with a bit of liquidity in the market, the future seems to be bright for the real estate in Nepal.

Source - Setopati, Poush 1, 2079

Editorial Team, Brihat Group

### Inspirational Quotes

"Every sale has five basic obstacles: no need, no money, no hurry, no desire, no trust."

-Zig Ziglar

"Make sure everyone who works with you or for you, feels the need to tell others about the incredible experience." the way you win over constituency."

-Chris Murray

"Not following up with your prospects is the same as filling up your bathtub without first putting the stopper in the drain." n any other profession that I know of."

-Michelle Moore

"To give real service, you must add something which cannot be bought or measured with money, and that is sincerity and integrity." any other profession that I know of."

-Douglas Adams

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Brihat Group wishes you and your family

HAPPY NEW YEAR

2023

### REAL ESTATE



"Ha, that's very funny, but seriously, what price range did you have in mind?"

# 3 Reasons for Making Real Estate Investments during a Recession

## Reason 1:

### Real Estate Continues To Appreciate In Value

Over the years, despite recessions, real estate values have continued to go up. In fact, there have been instances where the values have increased even during the recession itself. But even if an economic turmoil causes a hot housing market to cool down, that's still great news for investors since this could potentially open up opportunities to purchase properties at discounted rates.

## Reason 2:

### Housing Is Basic Necessity

The best investment during a recession is residential properties. There's surely someone or the other on the lookout for a home; since it is a basic need, housing always has a demand no matter what happens. Since people need a shelter over their heads, homes aren't subject to global economic conditions and thus make for good investments.

## Reason 3:

### Real Estate Is More Stable Compared To Others Investments

Compared to other investments such as stocks, Mutual Funds etc., real estate is more stable in the long run. Stocks are unstable in nature and can easily be affected by economic crises. On the other hand, recession has minimal effects on real estate. And since real estate is a physical, tangible investment, you can put it to use even if its value decreases.



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# 18th REMA Course: A Milestone in the Continuation of Knowledge Sharing

After a long break during the pandemic, Brihat Investments has recently conducted 18th Real Estate Marketing Agent REMA Course in full fledged at its office premises on 10-12th March, 2022. The wait was over for the eager participants who had been following up with the management for quite some time. It was about the right time for the course conduct as well. As the real estate market is experiencing some effect of recession, there are more enthusiasts who want to take this downtime in gaining knowledge and extending their network; two major mantras for success in any field. And Brihat Investments is the only company in Nepal, that too from private sector, which is single handedly conducting REMA Course since 2009. Completing 18th REMA Batch means we have produced altogether 230 well trained and certified Real Estate Marketing Agents in the market till date. This is something we all should be proud of. Now when the government starts to work on its promises of allowing only certified agents to do real estate transaction, BI and its REMA

products shall be on the forefront for the job.

More info is available online about the course at <https://www.brihatpropertysolutions.com/page/rema-courses>.

Here are some highlights from some of the testimonials given by our recent REMAs:

- Proud and honored to receive real estate knowledge from professionals. Very grateful.  
- Dil Bahadur Thapa
- It was a wonderful journey with Brihat Investments Pvt. Ltd. As a REMA trainee, we will carry REMA's legacy wherever we get involved in real estate. So we are really grateful to BI for the course. - Safalta Sharma
- REMA made me a different person. At the end of those 3 days, I found myself to be confident and knowledgeable. It added spark to my profession. - Nita Shrestha
- The course will definitely groom fresher as well as working professional. Really appreciate the kind gesture of the organizer. Absolutely stunning Brihat Team members. More to go! Cheers! - Bikal Chaulagai





## ANNOUNCEMENT



For better  
interaction with  
our valued  
customers and  
well-wishers,  
we are on  
Facebook,  
Instagram,  
Tiktok, etc.



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We would be more than  
happy to send our  
newsletter regularly and  
also anticipate your feedbacks  
to help us make our publication  
better. Kindly contact us for any  
consultation on  
property management.

## Corporate Social Responsibility



"Helping hands with a helping heart"

Hospice Care Exeter UK team had raised funds for visit to Nepal and they volunteered to repaint Hospice Nepal building. Dr. Om Rajbhandary, the President of Hospice Nepal, honored them with Certificate of Appreciation.

## Christmas at Brihat Community Living



A team from Brihat Group has celebrated Christmas with the residents of Brihat Community Living, Ramkot by distributing gifts along with our very own Santa Claus.