

A budget that has a vision for next 25 Years



Here is what our experts have to say on the budget floated on the 1st of February 2022. We must congratulate the government for drafting a consolidated budget that has a vision for the next 25 Years.

Dr. Niranjana Hiranandani, Vice Chairman, NAREDCO on Union Budget 2022.

Reacting on the union budget 2022 Dr. Niranjana Hiranandani, National Vice Chairman -NAREDCO and MD Hiranandani Group spelled that "As budget decodes Kaam, Kisan and Kamai as the focus, the outlays have come out with a 'budget for the economy', with sustainability & infrastructure investment as its underlying theme. Rating it at 7/10, the Budget is clearly about complementing macro-growth with micro-all-inclusive welfare, digital economy and fintech, tech-enabled development, energy transition, bolstering investment and climate action – which augurs well for the nation."

"Industry welcomes much awaited focus to resolve long standing issues of reduction in approval timelines for land & construction. Emphasis laid towards modernisation and reforms in building byelaws, TDR reforms, urban town planning schemes, transit oriented multi modal corridors and transferable development rights. Impetus to urban development policy with enhanced capacity building will lead holistic development of urban cities. With rise in population & career mobility, focus on nurturing new smart tier 2-3 cities will result in a big boost for Real Estate infrastructure with cascading impact on additional job creation. Extension of PMAY scheme till March 2023 along with an allocation of Rs 48,000 crores outlay will further enhance affordable housing benefits 80 lacs new beneficiaries under middle class and economic weaker sections in urban areas.

Single window portal for green clearances is a step to promote ease of doing business in augmenting sustainable development along with special mobility zones for electric vehicles. Granting of infrastructure status to data centres in lieu of impetus to data localization and protect data sovereignty is shot in the arm. This will enable the data centres industry to avail long & cheap credit financing in order to foster competitiveness to become a global data centre hub. Additional impetus on Gati Shakti, inclusive development for last mile connectivity, public investment, capital spending and financing of investments will augment steady economic growth."

Mr. Manoj Gaur, CMD, Gaur's Group and Vice-President, North, CREDAI National

"The Union Budget 2022-23 was balanced and focused on overall nation's economy and not just extending benefits to

particular sectors. We believe that when all industries stay on the path of recovery and growth, sustenance gains strong ground and all industries get boosted equally. The focus on affordable housing and housing for all looked very strong in today's budget. Allocation of 48,000 crore for PMAY will go a long way in helping people satisfy their basic need of owning a home. Another important aspect which was day's highlight and we really appreciate as a developer who develops not just group housing but also townships, is the push on infrastructure and urban planning. With a committee being formed for urban capacity building and planning, I am sure India's real estate development will no more be confined to few big metros only. Our long standing demand of industry status for the real estate sector remains unaddressed this year and we hope authorities look into it in the coming years."

Mr. Rajan Bandelkar, President, NAREDCO on Union Budget

Several good things in this Union Budget may positively impact the real estate sector. For instance, the establishment of a logistics network in the country will provide an impetus to the development of infrastructure in the country. It will positively affect the development of the housing sector in the country along the corridors. Moreover, the announcement by the government that it will work with the state govt for a reduction of time for land and construction-related approvals promoting affordable housing for the middle class and economically weaker sections in urban areas is laudable. Easing land and construction-related approvals will help the development firms in meeting the delivery timelines. In this light, the establishment of a high-level committee on the Urban Sector to drive modernisation of building bye Laws, TDR reforms, Transit-Oriented Reforms and sustainable development, including single-window green clearances will help the sector in the longer run. Moreover, increment of tax deduction limit to 14% from 10% on employers contribution to NPS account of state govt employees will strengthen the hands of those aspiring to buy homes.

However, the sector was expecting more in terms of incentives to boost sales and to Fulfill the dream of Housing for All by 2022.

While the government's focus remains on affordable housing, the industry was hopeful of incentives under sections 24(b) and 80IA 2 (a) and (b). & on Bringing Capital gain tax on par with Equities.

Hopefully, in times to come, the government will pay attention to these requests too.

Mr. Pradeep Aggarwal, Co-Founder & Chairman, Signature Global and Chairman – ASSOCHAM National Council on Real Estate, Housing and Urban Development.

The Government has always focused on affordable housing, and in this Budget, the announcement was made regarding the allocation of Rs 48,000 crore for PM Awas Yojana, and completing 80 lakh houses in 2022-23. It was a balanced Budget that took care of the overall economic development, including improving multi-modal transportation in cities and increasing the highways by 25000 km. The improvement in transportation will generate employment in cities, leading to a growth in demand for housing. The affordable segment will also benefit from the announcement of reduction of time for land and construction related approvals in urban areas which was earlier a matter of concern for the industry. The Government has also talked about tier II and III cities and that it will work with urban planners to ensure that these cities witness economic growth and employment. The Government will also work with Financial Sector regulators to expand access of capital along with reduction in cost of intermediaries; this will help the sector have access to funds to finish projects on time. Through these steps a common man can complete his dream to have a home.

Mr. Dhruv Agarwala, Group CEO, Housing.com, Makaan.com and Proptiger.com

"In a Budget that aspired to boost private consumption and create jobs to improve the economy in the backdrop of the third wave of the coronavirus pandemic, a variety of measures have been announced by Hon'ble FM Smt. Nirmala Sitharaman that would go a long way in meeting the twin targets. The provision of Rs. 48000 crore under Prime Minister Awas Yojana for completion of 80 lakh houses will help the government in achieving its target of Housing For All. The government's proposal to cut down the approval time related to land and construction will bring ease of doing business. The real estate sector will also be benefitted from announcements related to industrial & logistics and data centers, enabling them to aggressively diversify into these two upcoming asset classes in the overall real estate sector. A lot of emphasis has also been given on better land record management. Steps such as tax exemption to start-ups extended to March 2023 will go a long way in invigorating the entrepreneurial spirit in the country.

However, the industry did expect some tweaks in tax slab, a move that would have resulted in greater savings for people, which would have consequently boosted consumption, especially in the real estate sector. The Budget has also been largely mute on any direct support for the housing sector."

Mr. Nayan Raheja, Raheja Developers

The real estate sector's long-standing demand has not been addressed in Budget 22-23. We've been requesting industry status for the entire sector as well as single-window clearance to ensure smooth operations, but the government has yet to respond. Overall, Hon'ble FM's budget announcements appear to be a mixed bag from a real estate standpoint. While the anticipated expansion of smaller cities and infrastructural improvements can be considered as favorable developments for the sector

Mr. Ravindra Sudhalkar CEO of Reliance Home Finance would like to share a quote on Budget.

The Government is committed to achieving its Housing For All vision. Thus, the announcement of ₹48,000 crores towards Pradhan Mantri Awaas Yojana (PMAY) is reiteration towards that commitment. The allocation of these funds along with the commitment to complete the construction of 80 lakh homes under PMAY is a step forward. Further, better coordination between centre and states for smooth approval and uniform registration deeds will definitely boost the affordable housing sector.

In the first week of December 2021, the Union Cabinet approved the extension of its flagship "Housing for All" project under PMAY to March 2024. The commitment made today in the Union Budget will ensure that there is a positive impact on millions of Indians who wish to have homes to call their own.

Mr. Amit Modi, Director ABA Corp, President Elect, CREDAI Western UP

The sector had hoped for some tangible announcements like industry status and GST input tax credits for developers in this year's Budget, but these did not happen. At the same time, we welcome Rs 48,000 crore as allocation for PM Awas Yojana and identification of nearly 80 lakh households or the affordable housing scheme in 2022-23. We also look forward to recommendations of the government formed high-level committee for urban planners and economists to be formed for urban capacity building, planning implementation, and governance. Following a challenging year, it was critical to allocate resources to job creation and the strengthening of employment-creating industries, which the government has attempted to do, but real estate sector being one of the largest employers in the country had hoped for more fiscal and policy support to not only bounce back from the pandemic induced slowdown, but also be a sizeable contributor to governments 60 lakh job creation target and \$5 trillion economy scale

Mr. Avneesh Sood, Director Eros Group

"We are excited that the Government has taken note of the Big private investment in infrastructure guided by Gati Shakti. The government's decision to work closely with financial institutions to expand access to capital and reduce the cost of intermediaries to promote affordable housing for the weaker sections of the society is a positive move. It is also a positive sign that the government is focusing on urban development and the decision to infuse Rs 48,000 crore for PM Awas Yojana is an exceptional move that will boost the affordable housing segment and help to achieve the Prime Minister's vision of Housing for All. The proposal to extend 60,000 crores for providing access to tap water to 3.8 crore households and 80 lakh households for the affordable housing scheme is laudable and it shows that the government is serious about the recovery of the real estate sector which is affected heavily due to COVID-19 Pandemic".

Mr. Aman Sharma, Director Spaze Group

One step to encourage people to buy homes is to improve the economy, and Budget 22-23 had everything required to kick start a healthy economic growth. Improved transportation and expansion of highways will lead to the demand for more commercial real estate. Support to startups and MSMEs will create an environment that will require more office spaces, even in Tier II-III cities.

Mr. Anshul Singhal, Managing Director, Welspun One Logistics Parks:

"The Union budget presented by the Honourable Finance Minister highlighted a vision of a brighter and more digitally advanced country. The focus on multimodal connectivity through the PM Gati Shakti program between mass transport and railway stations, 100 New Cargo Terminals to be developed in the next 3 Years, expansion of highways and railway development projects give us more confidence to invest in the sector and build Logistic Parks. The aim to expand the National Highways network by 15% in the next financial cycle along with targeting 25,000 km of National Highways construction is a great push for the infra sector. Gati Shakti will help lay the foundation for big private investments in infrastructure development. A completely paperless, end-to-end online e-Bill System will help enable the suppliers and contractors to submit digitally signed bills, reduce costs and track their status from

anywhere. A unified logistics interface platform will enable efficient movement of goods reducing costs and time. Additionally, it will enable the government to create a blueprint for 'Amrit Kaal' for the next 25 years – from India at 75 to India at 100. Overall, from a sectorial point of view, the next cycle looks even more promising not only for the Indian infrastructure but also for sectorial investments."

Mr. Pritam Chivukula, Co-Founder & Director, Tridhaatu Realty and Treasurer, CREDAI MCHI

"The Government has once again laid an emphasis on infrastructure in the Union budget announced today. Infra spending in PPP mode seems to be the thrust of the Union Budget 2022. The Budget made several announcements to spur the growth of the infrastructure sector in the country that includes the announcement of 25,000 km of new highways, Gati Shakti Masterplan for expressways, 100 new cargo terminals for multi-nodal logistics, and development of urban metro systems. This will propel the growth of the real estate sector and will also help drive demand for the warehousing and logistics sector across the country. The Government also extended the ECLGS up to March 2023. This will go a long way in supporting the MSME sector and revive industrial activity.

The good news for the real estate sector has been the allocation of Rs. 48000 crore for PMAY along with 80 lakh houses expected to be completed by 2023 across the country. This has yet again highlighted the Government's vision of Housing for All. The move will not only boost the affordable housing segment but will also encourage a lot of homebuyers to buy their dream homes.

Through Ease of Doing Business 2.0, the Government continues to encourage digitization and fin-tech innovation. The focus on creation of digital infra, single portal for ease-of-doing business and digital skilling will strengthen the start-up ecosystem.

Overall, a progressive budget with the Government's emphasis on job creation, building a robust infrastructure and revitalizing the economy."

Ms. Shaina Ganapathy, Head of Community Outreach, Embassy Group

"As the country's collective attention is focused on the 2022 Budget, we at Embassy are eager to see some much-needed policies in the fields of education and health come into place. The finance minister began on a hopeful note by saying that India's economic growth is estimated to be at 9.27 percent in FY22, highest among all large economies.

Considering the heightened need for more emphasis on training and skill development, we are happy to note that the government will be reorienting Skilling programs and launching a digital DESH e-portal for the skilling, upskilling and reskilling of India's youth. With over 12 million people joining the Indian workforce annually, these measures will surely strengthen the next generation of blue and white-collar employees and contribute to the growth of the Indian economy through an upskilled workforce.

As schools shut down time and again to keep the virus at bay, children, particularly those from underprivileged communities, have lost almost two years of education – the pandemic has had an untold adverse impact on the education system. We are pleased to hear that to provide supplementary education and build a resilient mechanism for education delivery, the government will set up a digital university to provide students access to education. The 'One class, one TV channel' programme under PM e-Vidya will be expanded from 12 to 200 TV channels and allow states to provide education to students of classes 1-12 in regional languages.

The budget also includes improved access to healthcare with an open platform for the national digital health ecosystem to be rolled out, along with the launch of a National tele-medicine programme. This go a long way to improving access to healthcare for people in various communities, including those in remote areas.

At Embassy Group, we aim at creating lifelong resilience to illness and disease with end-to-end healthcare interventions for Government School students and in strengthening the existing healthcare infrastructure of our nation. We'll see long-term growth in this crucial sector with the Government focusing on comprehensively building an ecosystem where health services are accessible for everyone.

Considering our current climate crisis, The Jal Jeevan Mission that was launched in August 2019 to provide safe drinking water to all rural households by 2024, has been allocated 60,000 crores in the 2022 Budget. The Jal Jeevan Mission aims to provide potable water to 3.8 crore households in 2022-23. The budget also includes funds for a Solar push; to boost domestic manufacturing of solar power equipment and subsequently benefit solar power generators. It's heartening to see these steps taken towards a more sustainable future. We look forward to seeing our country reach greater heights with the aid of these provisions that the 2022 Budget provides."

Ms. Sanya Aeren, India's Chief Advisor, Berkshire Hathaway HomeServices Orenda

Budget 2022 is a budget towards Atma Nirbhar Bharat, where infrastructure, employment, clean energy, and digital have been given a major boost. 2,000 km of rail network under indigenous world-class technology KAWACH; new Vande Bharat trains can revolutionize Indian infrastructure and tourism in the next three years. The use of digital in agriculture, digital payments, infrastructure will help in increasing India's status as a digital economy. INR 48,000 crore allotted for PM Avas Yojana will give more boost to affordable housing. The announcement by the FM on the Reserve Bank of India issuing its version of central bank digital currency, Digital Rupee is a revolutionary step and will position India on the global parameters of the digital economy. Focus on upskilling youth, national Tele Mental Health program for mental health, are commendable towards supporting today's country's youth.

Mr. Amarjit Bakshi, CMD Central Park

We anticipated a budget that is both people and business-friendly; the current Budget made it clear that economic growth is the prime focus as the Economic Survey projected a GDP growth of 8-8.5 per cent in the next fiscal. The emphasis on improving transport infrastructure, including highways, will go a long way in creating sustainable pockets of real estate development. Though there was no announcement related to the sector, we are hopeful that job creation and the announcement of Ease of Doing Business 2.0 will lead to increased demand.

Mr. Uddhav Poddar, MD, Bhumika Group

This year's budget focus was more on boosting the overall infrastructure, urban planning etc. not just in metros but also to Tier II-III cities. The measure of setting up a high-level committee for urban planners and economists to be formed for recommendations on urban capacity building, planning implementation, and governance is a giant leap to introduce modern urban planning structures. Overall, the Union Budget 2022-23 had a mixed bag of announcements for the real estate sector, much was expected on the terms of single window clearance, industry status and tax incentives which did not come through.

Mr. Abhishek Bansal, Executive Director, Pacific Group

We congratulate the FM for coming up with a Budget with a focus on overall economic health; the announcement will lead to better-earning opportunities for people directly impacting the retail sector. We can see the retail and commercial segment moving to more Indian cities as infrastructure will improve after various announcements in the Budget. Though there was not much in terms of tax savings for people, overall economic growth will lead to increased income that will support retail consumption.

Mr. Ankit Kansal Founder and MD, 360 Realtors

Despite very high hopes, the budget so far has been a little disappointing for the Indian Real Estate industry. There has been a slew of sector-specific policies for industries such as chemicals & fertilizers, gems & stones, steel, defense, animation, electronic appliances, etc. Meanwhile, nothing very concrete has been announced about real estate. However, there have been a couple of positive outcomes. Firstly GOI's commitment to further develop urban infrastructure in a robust but sustainable fashion is a welcome step. Secondly, GOI has rationalized custom duties for a host of steel products including steel scarp for secondary steel producers. Lowering steel prices might be helpful in optimizing input costs. Another icing on the cake has been the Indian economic comeback. The Honorable Finance Minister during the budget session suggested the GST collection of over 140,000 Crores during JAN 2022, the highest after the implementation of the GST regime. The spike in GST collection resonates with a healthy economic outlook, which will drive demand for real estate. Meanwhile, the government has also extended one more year for availing tax benefits for newly incorporated manufacturing units. This might help drive demand for industrial lands, warehouses, and commercial assets.

Mr. Prateek Mittal, Executive Director, IIT Alumni at Sushma Group

Indirectly, the real estate sector will benefit from focusing on infrastructure, innovation, and job growth. The Government also talked about urban development, where it will nurture the megacities as centres of economic growth and focus on tier II-III cities to develop a sustainable growth environment. We foresee an influx of finan-

cial Institutions will focus and invest in tier II – III cities which will ease the liquidity and boost the sector, providing people with varied housing options; the players already working in these areas will benefit from the first-mover advantage and their working experience in these regions.

Mr. Sanjay Sharma, Director, SKA Group

As expected, Affordable Housing was once again the focus as the Government is moving towards 'Housing for all' by announcing the completion of 80 lakh houses under PMAY and allocation of Rs 48,000 crore under the PM Housing scheme. The Central Government will work with state govt for reduction of time for land and construction related approvals promoting affordable housing for middle class and economically weaker section in urban areas. We are sure that the work on the segment will speed up, and people will realize the dream of owning a home.

Mr. Vikas Garg, DMD, MRG World

We are happy that the focus of the Government is on providing affordable housing; the announcement to come up with 80 lakh houses under PMAY for urban and rural areas calls for a concerted effort of Government and the developers. The focus on improving transport will definitely help develop affordable houses, which is a precondition of the buyers. The Government has also said that it will work with the financial sector to reduce the cost of intermediaries, which will further streamline the process and control the cost.

Mr. LC Mittal, Director, Motia Group

Improvement in transport infrastructure and highways will go a long way in making people move to smaller cities; the announcement regarding developing a sustainable growth environment for these cities will further lead to a uniform economic development creating real estate demand. We welcome the Budget as it is work towards overall growth of economy and reach the target of 8-8.5 per cent GDP growth as predicted in Economic Survey.

Mr. Chintan Lakhani, Director – Large Corporate Ratings, Brickwork Ratings on Real estate sector

Announcement of formation of a high-level committee for urban planners and economists shall provide an indirect impetus to the real estate sector since a planned implementation boosts housing demand including creation of employment opportunities. Affordable housing segment received a booster dose with the allocation of Rs. 48,000 crores and targeted completion of 80 lakh homes by 2023 under the Pradhan Mantri Awas Yojana (PMAY) a key initiative under Government's vision of Housing for All.

Mr. Ramani Sastri, Chairman & MD, Sterling Developers Pvt. Ltd.

Despite the fact that the real estate industry was expecting a number of immediate demand-side pushes for the sector, some significant opportunities were missed. However, the push to infrastructure spending and sops for affordable housing have kept the sector hopeful of positive changes. While affordable housing continued to remain a priority area for the government with few additional reforms, the government could have given further boost to overall real estate which fuels the Indian economy and supports over 250-allied industries. There is a huge opportunity in real estate that would enable faster economic recovery. The real estate sector has started showing signs of recovery after the pandemic disruption. However, it requires careful support from the government in order to sustain the recently-achieved growth momentum. There are currently several grey areas when it comes to schemes, taxation, funding and others where the government should provide a helping hand going forward. It is imperative for the government to pay special attention to the real estate sector and have provisions for its well-being in the near future.

Mr. Aman Trehan Executive Director Trehan Iris

The Union Budget 2022-23 has done an excellent job of ensuring that the economy recovers fast from the disastrous impacts of the global Covid pandemic. We are confident that the boost to the real estate sector provided by a high-level committee of urban planners and institutes charged with formulating policies for India's sustainable urban development will usher in a prosperous period for the industry.

We expect that as part of the rental housing changes, rental revenue for the first five years after completion will not be taxed in order to encourage people to rent. This will be a significant step toward boosting the buy-to-rent housing trend across the country".

Mr. Satish Kumar Agarwal, Chairman and Managing Director, Kamdhenu Group

“The Budget 2022 has rightly focused on infrastructure development as an important pillar to steer the economy as we look forward to India@100. The development of roads, railways, ports, airports, mass transport, waterways and logistics infrastructure as growth engines and the support through PM Gati Shakti plan will provide the necessary impetus for growth and transformation. Over 48,000 crore has been allocated for the construction of 8 million homes under the PM’s Awas Yojana scheme and the national highway network is also proposed to be expanded by 25000 km in 2022-23. This is expected to provide massive boost to ‘Make in India’ especially in the manufacturing of construction materials for infrastructure development.”

Mr. Lincoln Bennet Rodrigues, Chairman & Founder, The Bennet and Bernard

While the government has not announced any significant policies pertaining to real estate, its commitment towards boosting affordable housing & infrastructure remains intact. Focus on the construction of 80 lakh homes in FY23 under the PM Awas Yojna would definitively enable a huge number of home buyers to go in for property purchase. The increase in infra Capex outlay works well with ambitious plans to enhance urban planning and capacity-building across several mega-cities which will boost the real estate sector. The government’s strong focus on job creation will also enable the growth of residential real estate across the country. However, we believe that the budget could have provided a stronger impetus for recovery and growth in the real estate sector. We are hoping for more in the coming days, with many of the key concerns still having not been addressed in the Budget. We are hopeful that recommendations from the real estate sector will be addressed as soon as possible. As the sector is one of the biggest contributors to the nation’s GDP, strengthening the sector will also boost the allied economic activities, thereby bringing a positive turnout to the economy as a whole. To sustain the positive outlook of the real estate sector, we are hopeful that the government will usher in various tax benefits and policies in the near future.

Mr. Samir Modi, Managing Director, Modi Enterprises

“It is heartening to see the strong stimulus incorporated in the Union Budget to catalyse overall digitisation of the economy along with the provision for digital currency to be rolled out by RBI. The accent on catalysing domestic manufacturing and powering the start-up ecosystem through adequate policy incentives are expected to be sure enablers to steer the Indian economy in a progressive direction. Besides, the boost to rejuvenate rural demand and restoring confidence in the real estate sector are surely a shot in the arm. I am also delighted to see the special emphasis laid on the education space with access to international education in India through regulatory reforms and robust provisions made for skill development, which is indeed a far sighted and future ready move.”

Mr. Jitesh Lalwani, President, HomeSync Real Estate Advisory

“Finance Minister Nirmala Sitharaman presented a growth-oriented Budget by hosting several measures to encourage leading sectors of the economy. Looking at the medium and long-term goal for the overall economy, it seems a desirable budget where the efforts will be made to increase private capital in the infrastructure sector. The announcement of 25000 kms of new highways along with Gati Shakti Masterplan for Expressways will pull forward the economy and will lead to more jobs and opportunities for the youth. In a boost to affordable housing, FM announced Rs 48,000 crore towards the Affordable Housing Scheme (PMAY) and will build 80 lakh homes for identified eligible beneficiaries, and identify eligible beneficiaries for 60,000 houses under PMAY in rural and urban areas that will directly support the Government’s mission of Housing For All. Although, the real estate sector was further eyeing sops such as relaxation in GST on under-construction properties, a reduction of GST on key raw materials, a higher interest exemption for homebuyers and above all, the long-awaited demand of granting ‘infra’ status to the sector; there were a few big announcements which will augur growth across the major sectors of the country.”

Ms. Shraddha Kedia-Agarwal, Director, Transcon Developers

“As anticipated, in today’s Budget 2022, Union Finance Minister Nirmala Sitharaman addressed the nation with the overall focus on national infrastructure development that will act as a catalyst to growth. It was a neutral budget where FM talked about rolling out the next phase of ease of doing business and ease of living. Besides, there were various implementations of reforms to boost digitization that might grab some attention from the NRIs to invest in the housing sector from around the globe. However, the major announcements on the economic front will surely benefit the overall GDP of the country in the near future.”

Mr. Bhushan Nemlekar – Director, Sumit Woods Limited

"The real estate sector had high hopes from the Budget 2022. Although the focus of the Union Budget 2022 was on overall economic development, the only thing to cheer for the real estate industry was the budget allocation of Rs 48,000 crore for the PM Awas Yojna. In urban and rural areas, 80 lakh houses will be constructed for identified beneficiaries for affordable housing under the PM Awas Yojana and 60,000 houses will be identified as beneficiaries. Also the Government has given a lot of importance on urban planning by showing its desire to set up a high-level committee for urban planners and economists. This will lay a foundation for Tier 2 & Tier 3 cities to transform into centres of economic growth. It is undoubtedly a progressive budget especially with its emphasis on building infrastructure for the country."

Mr. Amit Bhagat, CEO & MD, ASK Property Investment Advisors.

"This is a budget laying the foundation for decades. The overall focus on infrastructure development is a boost for the entire economy including real estate. The development of highways, industrial & logistics parks and enhanced connectivity across are likely to have a multiplier effect on the economy and especially on the real estate surrounding these developments. Infrastructure status for data centres & energy storage will catapult growth into a new trajectory. Digitisation of land records will go a long way in increasing confidence of buyers including investors.

The government has allocated Rs 48,000 crore for the credit linked subsidy scheme (PMAY) for home buyers. This has been greatly beneficial for first time buyers and the residential sector in the past and the extension is a much welcome move. The SEZ Act along with growth in the IT sector had catalysed the development of the commercial real estate sector during the last decade and new SEZ changes are keenly awaited.

If 50% of the country's population has to be in urban centres by 2030 then planned, sustainable and connected urban centres will provide a more holistic growth with better quality of life leading to unhindered growth of real estate for decades."

Mr. Sandeep Runwal – President, NAREDCO Maharashtra and Managing Director, Runwal Group

"For the first time the Finance Minister has sought to transform the real estate sector by bringing in transparency and efficiency in the business. This will help to reduce the cost of transaction and will ultimately benefit the homebuyers.

The Government's plan to launch 'Ease of Doing Business 2.0' is a step in the right direction and its continuous efforts to promote the same along with digitization will help the economy and the real estate sector business going forward. Single Window clearance mechanism too will go a long way in improving ease of doing business in India. This should include more dynamic aspects and make India a more investment friendly destination.

In 2022-23, 80 lakh households will be identified for the affordable housing scheme and Rs. 48,000 crore allocated for PM Awas Yojana. This together will boost the affordable housing segment and help to achieve the Prime Minister's vision of Housing for All. Also, the 60,000 houses to be identified as beneficiaries for PMAY in rural & urban areas will ensure that more and more homebuyers get to avail this benefit.

As anticipated, it's a very futuristic budget focusing on economic recovery benefitting from public investment and capital spending."

Mr. Kaushal Agarwal, Chairman, The Guardians Real Estate Advisory

"The budget's resolute focus on infrastructure will certainly aid the real estate sector growth trajectory. The impetus given to road infrastructure through the new 25,000 km National Highway network will offer new momentum for the sector by opening a new market in tier-2 and tier-3 cities. The allocation of INR 48,000 crore for PMAY Urban and Rural will push the affordable housing segment.

The move to appoint a high-level panel for urban planning and designating the five existing academic institutions as the Centre for Excellence for urban planning with endowment fund of Rs 250 crore will prove pivotal for the real estate sector as both the emerging urban landscape and decaying city infrastructure need a complete overhaul. The emphasis on promoting the use of public transport in urban areas is futuristic, considering the traffic and pollution scenario in all metro cities.

Bringing 1.5 lakh post offices under the core banking system will enable financial inclusion and provide access to accounts through net banking, mobile banking, ATMs to the marginalized section. This will prove significant for

farmers and senior citizens in rural areas to invest by enabling interoperability and financial inclusion. Eliminating 75,000 compliances and repealing 1,486 union laws for facilitating ease of doing business environment is a great step to promote young entrepreneurs and start-up ecosystem. In a nutshell, the budget is progressive.

However, the budget missed the opportunity to accord the long pending industry status to the Real Estate sector as a whole; currently the same has been accorded only to affordable housing. This long-pending demand would have helped developers raise funds at lower costs."

Mr. Santosh Agarwal, CFO and Executive Director, Alpha Corp

With a visionary growth in the affordable housing sector, FM has announced the allotment of 48,000 crores for the construction of 80 lakh houses under PMAY, and reduction of time in construction-related approvals. This will provide a much-needed impetus to the housing demand in the affordable segment. On the other hand, the facilitation of Tier II and III cities would help realize the potential in these regions with opportunities for all in terms of employment and sustainable living. The emphasis given on the infrastructural development through a national highway network for multi-modal connectivity will help in seamless connectivity. The PLI scheme will definitely incentivise MSME sector and thus give impetus for setup of new MSMEs as well as upgradation and shifting of existing MSMEs to industrial townships with proper support infrastructure for industrial units. The long-standing ask for single-window clearance and industry status is still to see the light of day.

Mr. Rahul Singla, Director, Mapsko Group

"The budget has filled us with optimism as the government has tried its best to uplift the economy. The focus on bringing a paradigm shift towards a usual business approach will change the industry landscape at a greater level. There was a clear focus on affordable housing and government support has been promised on land and construction-related approvals however more clarity is awaited as to how the real estate industry will actually benefit from the Union budget 2022"

Mr. Shashank Vashishtha, Executive Director, eXp India

"The roadmap of the proptech for the year ahead is a two-way street derived from the blend of significant technology and real estate industries. The Union budget 2022-23 is expected to bring a mix bag of growth and fiscal consideration ahead of the Coronavirus pandemic. With the scaling employment in proptech the need for skill upgradation to meet the technological revolutions is enhancing the pace of self-reliant India and therefore the government should bank on policies and measures that not only uplift the sector but develop such a financial structure that pushes sustained growth of the proptech industry. Delay in administrative decisions leads to delay in delivery of projects which in turn multiplies the cost of the project and also the timely review of RERA act by the authorities is the need of the hour and is expected from the forthcoming Union Budget 2022-23"

Mr. Manish Jaiswal, Group COO, Eldeco Group.

"In the Union Budget 2022, Urban Planning took the center stage. A high-level committee for urban planners and institutes to frame policies for urban development will provide an impetus to the real estate sector. We are glad that the government has a balanced focus on tier 1 and tier 2 cities, creating mass transit systems will bridge the gap between megacities and smaller ones. The aim to provide affordable housing for the middle class and economically weaker sections is commendable, and the allocation of 48,000 crores for the same shows their commitment towards the cause. Single-window environmental approvals and better coordination between the Center and the states for approval processes are welcome steps and will help achieve this goal."

Mr. Ashok Jaunapurja, MD & CEO, SS Group

"Union Budget 2022 is progressive especially, in terms of building world-class infrastructure. With the allocation of Rs 48,000 crores for Pradhan Mantri Awas Yojana, as many as 80 lakh houses are expected to be built across the nation. We see a good boost to the affordable housing market with the announced initiatives like better coordination between the Center and the states for approval processes. The equal focus on Tier 1 and Tier 2 cities along with the megacities, in terms of creating mass transit systems, will help bridge the gap between the two. Moreover, the government's goal to create 6 million jobs over the next 5 years is going to act as a fillip in the growth of the residential as well as commercial sector in the near future."

Mr.Amit Jain, Chairman and Managing Director, ARKADE Group

“The budget has once again laid its focus on the real estate sector with the affordable housing space getting a further boost from the finance minister. With an outlay of Rs 48,000 crore budgeted for Pradhan Mantri Awas Yojana, target to build 80 lakh homes and single-window environmental approvals, the affordable housing segment should do well going ahead, especially when the sector was hit hard by the lockdowns triggered by the coronavirus pandemic. One was hoping that the FM would have provided some relief to the redevelopment segment, as many developers involved in redevelopment projects in several cities are struggling to keep pace with their projects, which is hit by higher taxes and some other hindrances.”

Mr. Manas Mehrotra, Founder, 315Work Avenue

The Union budget 2022 seems expansionary in nature that promises economic growth and entails strengthening of infrastructure. It has predominantly focussed on revitalizing the rural economy which is a good move and this will act as a boost to the economy and increase demand in tier-2 and tier-3 cities as well. Extending tax incentive scheme by one more year to start-ups is a welcome move, and it is likely to further encourage innovations and growth that the startup ecosystem is delivering. As most of our clientele fall under this scheme, they can plan their cash flow well with this tax exemption benefit. However, the budget did not have any specific measures for the coworking sector to enable its higher growth be it lower TDS, special tax incentive, etc to enable us to provide the real estate solutions at even economical rates. The post lockdown scenario is bringing in a wave of new opportunities for the coworking players as companies seek out alternative options to reduce costs and capital expenditure. Amidst this new normal, the flexible co-working industry has become more relevant than ever for companies to suit their organizational requirements. As per a recent report, the market size of coworking spaces is expected to double over the next five years at a compound annual growth rate (CAGR) of 15 per cent. Overall the coworking sector, which is now the new mantra for companies, was further expecting improvement in the ease of doing business. Going forward, we hope that the government looks at addressing regulatory concerns and encourage more coworking firms to open up through a series of both financial and non-financial incentives.

Mr. Sudarshan Lodha, CEO & Founder, Strata

Considering the importance laid on digitization of technologies and sectors, I would like to congratulate FM for promoting of use of deep tech and online interface across sectors to drive digitisation and ensure greater transparency. As real estate is the second largest contributor in employment generation and contributes over 10% of the total GDP, it is extremely encouraging to see budget laying policies for boosting infrastructure and introducing taxation benefits for real estate investments.

With real-estate encompassing for a huge chunk of LTCG, capping long term capital gains surcharges to 15 percent would encourage real estate investors to lock in their investments for a longer period, helping them maximize their gains. This will go a long way to accelerate the pandemic slowed real estate investments. Additionally introducing state partnerships in SEZ development hubs and scraping of SEZ Act would encourage businesses to stay longer driving growth and stability. Also extending tax concessions for startup community would help them revive their operations from the aftershock of pandemic

The budget has laid out a host of measures offering huge push to the infrastructure segment which will play a catalytic role in driving consumption, urbanisation, creating employment opportunities and thereby reviving growth in the aftermath of the pandemic. All in all it is an extremely futuristic budget with adequate focus on economic revival and growth.”

Mr. Aryaman Singh, Founder & CEO, MYRE Capital

‘Budget 2022 is highly growth oriented that propels capital expenditure. The boost provided by the government on affordable housing will be beneficial to the continued housing demand post COVID-19 and will also encourage prospective buyers to avail more benefits and invest in real estate. With the initiation of the PM Gati Shakti, there will be a rise in infrastructure developments which will gradually lead to growth in commercial real estate sector and thus help in accelerating the economy as a whole. This will also create more employment opportunities for the youth of the country. The step taken by the government for urban development also focusing on Tier 1 and Tier 2 cities will facilitate businesses to expand across the country and rise to match the vision of a developed economy.’

Mr. Varun Gupta, Director, Ashiana Housing

Union Budget 2022-23 is pragmatic & progressive – especially with its increased focus on tier 2 and tier 3 cities for urban development.

The economy is back on track and has put behind the impact of Covid-19 pandemic . The increased allocation to infrastructure and capital expenditure in this budget will catalyse urban development and economic growth. Also a high-level panel to be set up for urban planning is a great idea towards better quality development of our cities.

The budget has emphasized the need to nurture mega-cities while also focusing on Tier 2 and Tier 3 cities. The support given to infrastructure will also create job opportunities for Tier-II and Tier III cities, leading to growth in population and higher demand for residential as well as commercial projects.

Mr. Vikas Bhasin, MD, SAYA Homes for your consideration.

“The Union Budget 2022-23 is progressive, providing a broad-spectrum boost to the economy, particularly with its emphasis on improving the country’s infrastructure. The government has increased the Capex target by 35.4 percent, from INR 5.54 lakh crore to INR 7.50 lakh crore, potentially boosting overall spending for economic growth. The budget also emphasises the importance of appropriate urban planning, while simultaneously providing some assistance to states and keeping the budgetary deficit in check. Another significant plus is that the government’s goal of creating 6 million new jobs over the next five years will allow residential real estate to expand across the country. In a post-covid era, it’s a good budget since it hasn’t altered the tax system, leaving individual discretionary incomes unaffected and the government has continued on its stated path to job creation. However, a few pressing issues in the real estate sector remain unaddressed such as granting the sector industrial status and tax breaks on home loans to enhance buyer confidence.”

Mr. Yogesh Mudras, Managing Director, Informa Markets in India

“This year, the Union Budget has been one of recovery and stabilization from the impact of COVID-19. The Budget has taken some initiatives for MSMEs and India Inc for start-ups. The extension of ECLGS scheme is a welcome move for MSMEs. The tax concession period has been extended by one more year, which in my opinion is a very positive move. A tax rate of 15% has been decided for the newly incorporated manufacturing unit which will further boost manufacturing activities. Healthcare and infrastructure were the main highlights of Budget 2022 and immense investment has been allocated for the expansion of roadways and logistics networks. Introduction of ‘Digital Rupee’ using blockchain technology sends a strong message that India is at the forefront of technology implementation. A digital currency issuance by the RBI will result in a structured approach with controlled regulation and bring in transparency to transactions enabling accounting of all money. The push on digitization will make way for more inclusion in the ecosystem. The focus on ‘Ease of doing business’ is a great step, as it will further promote entrepreneurship in the economy. India is to grow at 9.27%, the highest among all large economies. With a focus on contributing to the environment, chemical-free natural farming focusing on soil, biodiversity and human well-being is a welcome move. The budget is growth-oriented with an impetus on capital expenditure to fuel economic growth and employment generation. SEZ Act to be replaced with the new legislation is a much-needed announcement. Introduction of the battery swapping policy and recognizing battery and energy as a service will help to develop charging infrastructure and increase the use of EVs in public transportation. This would motivate businesses to incorporate EVs into their fleet and create new avenues for companies to venture into the business of battery swapping. The formation of a strong charging infrastructure alongside the highways across the country would promote the use of EVs for interstate travel. An additional allocation of Rs 19,500 crore to boost manufacturing of solar modules under the government’s flagship PLI scheme has the potential to create 60 lakh new jobs, while producing 30 lakh crore jobs during next five years. International travel has been severely impacted during the pandemic. We are pleased with the introduction of e-passports as it will provide a boost to the travel industry and add convenience. Extension of ECLGS scheme with an additional allocation for the hospitality sector is a positive move as it would help small and mid-size hotels overcome liquidity issues and pave way for growth.”