

# RISHABH TIMES

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## Message from Rishabh Builders Chairman



Being a builder is not just about putting up concrete structures, collecting money and making the balance sheets grow in figures and numbers. Rather, it is about shouldering a much larger social responsibility wherein a person's lifetime earnings are at stake for a shelter of his dreams or a commercial base to flourish. Therefore, the buildings should be constructed on the stronger foundation of faith and commitments. A builder should not collect money without getting fully satisfied with the title and all the statutory clearances.

Then, we should think about the needs of the end users of the apartments, shops, and offices. We should not aim at constructing buildings with just brick and mortar, but with feelings...and a goal to deliver the best. We must make a difference in the life of every person and uplift society benchmarks.

## What is Real Estate Future in Chhattisgarh?

CHHATTISGARH, The leading real estate companies in the private sector could soon see an opportunity to come up with projects in the upcoming new capital of Chhattisgarh.

The new capital city is coming up about 20 kms from Raipur in some 8000 hectare area and will be developed according to international standards, as a satellite town. It would be the fourth planned capital city after Bhubaneswar, Chandigarh and Ahmedabad. While the authorities have planned to house over 500,000 people in next 10 years, the possibilities appear bleak following the response.

Naya Raipur Development Authority (NRDA), the nodal agency for developing the capital city, is working out plans to propel people to settle in the Naya Raipur. The state-run housing board had built over 4000 units but most of the buyers are investors and no mood to stay in the new location. Hardly, 20 per cent houses are occupied.

"The state government has announced 10 per cent discount on the housing board units; one of the moves to attract people in Naya Raipur," state's housing minister Rajesh Munat said. Source: business-standard.

## A Grand Launch of The ParkSyde. Elevated Walkway Stolen The Heart of Every Visitor!



RAIPUR, On OCTOBER 14th, 2018, A Sunday morning people of Raipur have witnessed the grand opening of a real estate project that was not a long ago just a brainchild of the CEO Mr. Pritesh Katariya called "THE PARKSYDE".

With the launch of The ParkSyde Rishabh Builders ensures lifestyle that is modern yet contemporary at the same time. It is located at Vidhan Sabha road, near shanti sarovar ashram, kachana, Raipur. The project is well equipped with all modern amenities and 24\*7 security services to facilitate the needs of the residents. Here 2, 3, 4 BHK luxury apartments with 4, 5 BHK town houses and 4 BHK penthouses are at offering.



The opening ceremony was lit up with an array of performances which involved craftsmen's teaching pottery, musicians and other creative shows. But the showstopper, the center of attraction was the elevated walkway or skywalk which starts from ground floor and ends at 4th floor, this walkway will be home to utility stores like pharmacy, drycleaners, salon, cafe and many more, which will make the experience of the residents more luxurious and that's not all the ParkSyde has activity areas for kids as well as grownups which are well equipped with fun activities like rock climbing, alphabet and numbers wall through which kids can learn while having fun.



At ParkSyde, they have factored the need for togetherness from the infrastructure design upwards. At Parksyde, they are offering a unique hybrid – privacy on the inside (residence) and togetherness on the outside (outdoors). Because they believe that the benefits arising out of friendly neighborliness far outweigh the upside of solitude. They have consciously designed the residential property around interaction and integration. Because they believe that the most engaged communities are also the happiest; because a friendly neighborhood is the biggest stress-buster; because the biggest child personality-builder is their large peer group. The result: families, but really one 'family'.

The ParkSyde also has a dedicated pond area which is built to mimic the environment that suits the birds that live there as well as The ParkSyde will be home to 19 towers with 10 floors each which will be connected to each other through a ramp.

acres in which the construction will be completed in around 30% of the land and the rest 70% of the area is expected to be an open space for the residents to have that extra touch of nature. Since its grand launch The ParkSyde has attracted a healthy amount of interested buyers for which the project CEO Mr. Pritesh Katariya had to say: "with the conviction and dedication which we worked so hard is now paying off, this project will make people's dream of affordable and modern home come true and give them what they want." The ParkSyde emerges as one of the most detailed yet affordable residential projects at Raipur it's been a landmark project and surely it will shape the future of the upcoming residential projects here at Raipur.

The entire project is occupying a full 15.36

[www.rishabhbuilders.co.in](http://www.rishabhbuilders.co.in)

## A Stunning Mega Commercial Project Rishabh Trade Center at Balod Road Kolihapuri By Rishabh Builders



DURG, Earlier this year, on 11th feb, 2018, Rishabh Builders held a launch of RISHABH TRADE CENTER at koliyapuri, Durg. With the success of many residential projects like Rishabh South City, Rishabh Onyx, Rishabh Heritage now Rishabh Builders have taken the next step with a promise to make your working experience comfortable and complete with Chhattisgarh’s only market offering amenities to enhance your business with “RTC - The future of your business” which is located near Durg wholesale Cloth Market, Pulgoan Chowk.

It spans out to about 13 acres of land out of which a significant amount of area is left open it offers plot sizes from 1000 sq. ft. to 1935 sq. ft. With RTC, Rishabh Builders are setting the perfect stage for wholesalers and retailers to take their business to the next level by providing an easy and well located trading place under one roof. Located on state highway 7 with 50m wide roadway surrounded by renowned educational institutions RTC gives you the ultimate opportunity to expand your business by reaching millions.

The project is planned to provide a luxurious corporative infrastructure and atmosphere with 24\*7 surveillance, under wiring cabling, provisions for Wi-Fi and intercoms, RTC gives you the freedom to have a safe and relaxing business experience. Also provides reserved spaces for banks, courier services, medical stores, ATMs, cafe etc. They are giving wholesalers as well as retailers a space to grow.

## She Deserves A Better Living Standard - Make Rishabh Pride A New Way of Living In Durg City

DURG, Rishabh Pride is a part of Rishabh Nagar located at Rishabh Nagar, behind Durg district Court, Durg (C.G.).

RishabhPride view is a residential development with 44 apartments – 4BHK/3BDHK, 3 towers with 4 & 5 floors respectively.

Discover the subtle difference between a house and a home! To provide affordable, healthy, lighted & air full dwellings we have taken every caregiving shape to the project.

A secure neighborhood by itself, Rishabh Pride offers you an abode, where you can lead an elegant life of ease, amidst like-minded people, comfortable & convenient. Rishabh Pride is all that and more, a home where you and your family will make wonderful new friendships and cement enduring relationships, a camaraderie that will make living here an eternally enjoyable experience. It is one of rich & posh colony most of Jain & reputed family



live in this colony, it is very near to market area like – Indira Market, Railway Station, & Bus Stand.

There are a much thought and planning invested into synchronizing various elements to create the world that is an effortlessly luxurious, quiet, elegant, and exclusively your Rishabh Pride is the colony which is beyond all expectations.



## A Live Music Concert on The Rooftop of Corporate Office to Soothe Ears & Mental Peace of Residents & Employees.

RAIPUR RBCO, Music plays a very important role in the lives of many people, for some people music is life and for some music is a medicine which cures the boredom and mundane daily days. But on a Saturday evening the rishabh builders corporate office rooftop which was lit up by the artists and speakers showing their prowess.

The event was in an association with being live and was called Secret unplugs which featured a secret musician (Vyom), a secret storyteller (Adarsh) and Prof. Chirag Gujrati as the speaker, and with the capacity audience with all of their consciousness the evening was all set to blaze out. Be it the melodious traps of the Secret singer Vyom or the mesmerizing storytelling by the secret storyteller Adarsh or the motivational speech of prof. Chirag Gujrati saying "Entrepreneurs are made not born" the evening was very eventful. It was a 3 hours entertainment ride which made everyone forget their worries and just enjoy and live in the moment. Events like this make the people working for the company feel like family and give the organization a distinct sense of togetherness.

Singers singing, everybody enjoying at a rooftop on a Sunday evening, relaxing having a good time. Sounds fun right? All of this happened on nov 18th 2018 when rishabh builders organized a rooftop unplugged session at rishabh pride, rishabh nagar, durg. The show promised a secret artist, unusual spaces, and live music and delivered all that. The entry for the show was free for rishabh builders customers and a meial fee of Rs.99 for others.

With an open rooftop setting the mood and the blend of the magical tunes of the secret artist made this a surreal experience for the audience. With both Hindi as well as popular English songs flowing, the atmosphere around rishabh pride was lovely.



## RERA: Real Estate Regulatory Authority. How RERA is Helpful For Both Buyer & Developer?

Under the provisions of the Real Estate (Regulation & Development) Act, 2016, real estate developers will now have to divulge every small detail of their projects. Undoubtedly, it's a delightful scenario for buyers. So, to make the law more holistic and transparent in its approach, there is one more dimension to it — a home buyer, too, can be jailed, up to one year, if he fails to obey the orders of regulatory authorities or appellate tribunal.

How RERA will help the buyers? The rules as made under RERA are to give buyers certain rights that will help in protecting their interests and enhance their trust in the real sector in India.

Disclosure and transparency? All the buyers have the right to get all the details relating to that of the project such as sanctioned plans, cost of construction, covered parking lots,

to that of the project such as sanctioned plans, cost of construction, covered parking lots, phase-wise plans of development, cost of land, development agreement, open spaces, project completion time etc.

Registration of all projects? The developers need to register their projects with the respective state's RERA within three months of the implementation of the RERA rules in their state.

Benefits for buyers? Developers liable for any structural defect if a buyer finds any structural or workmanship defect within five years from date of being handed over the flat, then the developer will have to rectify it without any further charge.

Penalty for project delays? If a project gets delayed then the developer will be liable to pay the monthly interest on bank loans taken for under-construction flats.

Buyers can claim possessions? The buyer can claim

possession of the unit and the association of buyers can collectively claim possession of the common areas as declared by the real estate developer.

Anti-Discriminatory Clause to prevent consumer discrimination? The developer is not to restrict sale on the basis of caste or community. If he does so, the buyer has the right to file a case against him to the RERA authority.

While the law is largely consumer-friendly, the penalty provision would give an equal footing to both parties, bringing greater accountability into the sector. "Honest buyers, of course, have nothing to fear. The law will give them an additional recourse against errant developers who could get around the existing laws. It is to plug the exploitation of current loopholes by the developers that the law has been framed," says lawyer Neha

## 5 Years & Still Continuing To Spread Awareness Through “Ek Paigam Desh Ke Naam” Activity



DURG, Rishabh Builders started an initiative called “Ek Paigam Desh Ke Naam”. started on 15th august 2014, it’s an appeal to you as the citizen of India to get up early on independence day go to any religious or spiritual spot hoist a flag and post your photos and videos on social media platforms and show your support for the initiative.

It motivated people to realize their civic duty and it was very well appreciated, people started getting out on a “Public Holiday” got up early and hoisted flags. More than 250 religious groups have participated, they reached more than 1800000 via radio, social media and special shows and more than 700000 people showed their support through facebook and whatsapp.

It’s been more than 4 years since the initiative was first launched and today each year more and more people join this initiative common as well as influential people in order to spread the message and make this initiative a success.

## “Quality & Innovation” Have Been A Motto in The Business



It has always been our standard of working to maintain the quality & to cope up with new innovation time to time, says Mr Abhilesh Jain, COO of Rishabh Builders.

Furthermore, he says an organization is known by the vision that drives it, and vision partners who go out of the way to realize it. At ‘Rishabh builders’, we have a league of vision partners and under their dynamic leadership; the company has achieved highest stature in professionalism, quality controls and integrity in the building and construction sector. With extensive experience and proven expertise in their respective domains, they have played an instrumental role in building the brand and creating a runway for greater leaps in future.

We will know for our customer services such that we will became the first choice of preference among buyers, suppliers and service providers. We will be full of vibrant energetic and knowledgeable team members and leaders who will take any challenges from the market, added by Mr Abhilesh Jain.

## Corporate Social Responsibility (CSR)

### Activities Has Always Been A Priority for Rishabh Builders

Corporate social responsibility events are a truly impactful and innovative way for companies to establish a reputation as a socially responsible company. Rishabh builders is no different on that front, they organize many CSR events such as: 1) ‘EK PEHEL’: At this time and age of technology and ease of doing or getting things done one thing still everybody lack’s and that is a healthy lifestyle, to have a balanced diet, to stay fit and healthy but in the stress of daily life we ignore the



our body gives us. To tackle the situation Rishabh Builders started an effort known as “Ek Pehel” which is one of such csr events where they provide free medical checkups for all. ek pehel was first started in 2014 and it’s been 5 successful years of it’s cause since. 2) ‘EK PAIGAM DESH KE NAAM’: it’s been more than 4 years since the initiative was first launched and today each year more and more people join this initiative common as well as influential people in order to spread the message and make this initiative a success. 3) ‘Ek Prayas’: Everybody has seen signs or at least heard once in



their life “Save Trees”; we see it, we know it but that doesn’t matter, what matters is what we do about it and what do we do? We have a discussion over it on a coffee or just see other people on TV news channel having a debate over it. So in order to do something about it Rishabh Builders started an initiative called “Ek Prayas” since 2014-15 where, they planted trees in all of the three sites and offices. It gives a message to lend your hands to save the trees.

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