



AT A GLANCE

JULY 2024



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Theme
Real Estate & Construction



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The construction & real estate businesses are referral multipliers in any networking Platform. This edition focuses on some innovative areas of this sector.

Buying new property gives us lot of options to generate revenue. Similarly Vastu can play an important part in solving many problems related to health and finance.

There are many chapters in BBNG which take up innovative ideas to engage their members and also deliver more value to them. In this edition, we have taken one such activity. We urge all chapters to share their Innovative activities with us so that we can publish them. Other chapters also take a leaf & use them to benefit their members. This will help the meetings become more lively and interesting.



We request you kindly scan the QR code, answer the questions & give us feedback for the newsletter to improve it further.

Regards,
Pallavi Gadgil
Editor
BBNG AT A GLANCE.

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The Role and Importance of Vastu in Our Lives

In today's hectic world, finding balance in our living and working spaces is essential for achieving happiness, health & prosperity. Vastu Shastra, the ancient Indian science of architecture, provides a time-tested framework for creating harmonious environments by balancing the five elements of nature—earth, water, air, fire, and space. This holistic approach ensures that our surroundings promote well-being and positive energy.

Vastu & Its Relevance

Vastu Shastra emphasizes the impact of our environment on our physical and mental health. It focuses on aligning our living spaces with natural forces to create a balanced and harmonious environment. By optimizing the flow of energy within a space, Vastu helps in enhancing the quality of life, promoting health, and attracting prosperity.

Key Vastu Principles

Direction and Placement:

The orientation of your home and the placement of rooms play a crucial role in Vastu. For instance, the main entrance should ideally face north, east, or northeast to welcome positive energy. The kitchen should be in the southeast corner, symbolizing the fire element.

Clutter-Free Spaces:

Keeping your home and workplace organized and clutter-free ensures the free flow of positive energy. This practice is essential for mental clarity and overall well-being.

Balancing Elements:

Vastu aims to balance the five elements within a space. Incorporating water elements like fountains in the north or northeast & using appropriate colors & materials, can harmonize the environment.

Energy Flow:

Proper ventilation & natural light are critical in Vastu. They ensure a continuous flow of fresh energy, which is vital for health and happiness.

Tips for Wealth & Healthy Living



Entrance Direction:

Ensure the main entrance faces north, east, or northeast to attract positive energy & prosperity.



De-Clutter:

Keep your home and workplace clutter-free to allow the free flow of energy, essential for wealth & health.



Sleeping Direction:

Sleep with your head towards the south or east to enhance health and reduce stress.



Kitchen Location:

Place the kitchen in the southeast corner of the house. Avoid placing it directly in front of the main entrance.



Mirrors:

Place mirrors on the north or east walls. Avoid mirrors in bedrooms as they can disturb sleep.



Water Elements:

Incorporate water elements, such as fountains or aquariums, in the north or northeast areas to attract wealth.



Plants & Greens:

Use indoor plants to purify the air and bring in positive energy. Avoid thorny plants as they can create negative vibrations.



Colors:

Use light and soothing colors like white, green, and blue to create a calm and peaceful environment.

Technique to Balance the Elements (Remedies):

1. Astrology: Utilizing ancient principles to harmonize environments and enhance well-being.
 2. Dhanya Sharshtra: Applying agricultural and grain-based remedies.
 3. Dhatu and Khanij: Using metals and minerals for energy correction.
 4. Colour Therapy: Using colors as per the Elements / Directions.
 5. Vanaspati: Incorporating plants and botanical solutions.
 6. Rudraksha: Employing sacred seeds for spiritual and physical benefits.
 7. Yantras: Implementing geometric diagrams for energy balancing.
 8. Crystals and Gemstones: Utilizing various crystals and gemstones to harmonize and enhance energy.
- Various 25 distinct methods to balance and enhance the energy of a space, ensuring a life of health, happiness, and prosperity. By applying Vastu principles, you can transform your space into a sanctuary of positive energy, fostering a better quality of life for you and your family.

Exploring Investment Options in Real Estate

Real estate investment remains a cornerstone for those seeking to diversify their portfolios & secure long-term financial growth. Based on our study and market trends, we can categorize the various investment options into three main types: residential, commercial, and land.

Residential Real Estate

1. Apartments/Flats

Apartments or flats are among the most reliable residential investment options. Our analysis shows that they typically yield a rental return of 1.5% to 4%. Apartments are often easier to rent out due to their affordability and demand, making them a stable income source for investors.

2. Bungalows

Bungalows offer unique advantages, appealing to high-net-worth individuals seeking larger spaces & exclusivity. However, their rental yield is usually less than 1%, reflecting their higher purchase costs and more niche market.

3. Plots

Investing in residential plots involves acquiring land with potential for future development. While plots do not provide immediate rental income, our market observations indicate they can appreciate significantly over time, particularly in rapidly growing areas.

Land Investments

1. Agricultural Land

Investments in agricultural land depend on various factors such as soil quality, water availability, and climate conditions. These factors greatly influence the land's productivity and, consequently, its value. Agricultural land can be a profitable investment with the right conditions and proper management.

3. Resort Land

Resort land investments primarily depend on location. Areas with high tourism potential or scenic beauty are ideal for resort development. These investments can be highly profitable but require substantial initial capital and ongoing management.

Commercial Real Estate

1. Retail Spaces

Retail investments include shops, showrooms, food & beverage (F&B) establishments. The rental yield for retail spaces can range from approximately 2% to 8%, depending on location & demand. High foot traffic areas generally offer better returns, as indicated by our recent studies.

2. Office Spaces

Office spaces are another lucrative commercial investment, often yielding returns of 6% or more. The demand for office spaces is influenced by the business environment & economic conditions. Prime office locations can command higher rents and attract long-term tenants.

3. Commercial Plots

Similar to residential plots, commercial plots are land parcels designated for business development. These investments can yield around 3% in returns and offer significant appreciation potential as commercial hubs expand, according to our projections.

2. Industrial Land

Investing in industrial land involves considerations like access to water, electricity, and proximity to transportation networks. Industrial land can be a strategic investment, especially in regions with robust industrial growth.

Pros & Cons of Real Estate Investing

Pros:	Cons:
Capital Appreciation: Property values tend to increase over time, offering capital gains.	Local Influences: Real estate values can be highly influenced by local market conditions.
Portfolio Diversification: Real estate diversifies investment portfolios, reducing risk.	High Initial Capital: Significant upfront capital is required for property purchases.
Leverage: Properties can often be purchased with financing, amplifying returns on investment.	Active Management: Real estate investments may require active management and expertise.
Steady Income: Rental properties provide a regular income stream.	Illiquidity: Properties are not easily liquidated, potentially tying up capital for extended periods.

The “illiquidity” factor though considered as a con, is actually one of the biggest strengths of real estate investments. It adds non-deviation of resources in long term.

Conclusion

Real estate offers a variety of investment options, each with its own set of advantages and challenges. It is one of the best-known hedges against inflation. Also, it offers diversification from soft assets as it is considered as a hard asset.

To navigate the complexities and maximize the benefits of real estate investment, it is highly advisable to seek advice from a seasoned and knowledgeable real estate consultant. By understanding the different types of real estate investments and leveraging expert guidance, investors can make informed decisions and potentially reap significant benefits from this versatile asset class.

Paying Guest Accommodation (PG) Tenancy Model: Benefits to Property Owners and Essential Role of Property Manager

In densely populated urban areas, the concept of paying guest (PG) accommodations has emerged as a practical solution to housing needs for various groups, including students, professionals, and transient workers. These tenants often have uncertain durations of stay due to their assignments or job contracts, making longer leases or property purchases impractical. Hotel or serviced apartment options are significantly more expensive than rental stays. Additionally, their preference for managed accommodations stems from their busy lifestyles, where they prefer to outsource day-to-day living hassles to a third-party manager.

In this context, the paying guest model has become an ideal solution. It involves renting individual rooms within residential properties while sharing common spaces like kitchens, living rooms, and amenities. Rental terms are typically flexible.

As this trend gains traction, it's important to explore the advantages it offers property owners and the crucial role property managers play in ensuring its success."

Benefits to Property Owners and Tenants

PG accommodations generate **higher rental income** compared to traditional long-term leases. Tenants are ready to pay higher rentals as they get furnished, managed, plug and play accommodation that is well suited to their busy lifestyle. All the day to day hassles are taken care of by property manager, giving them experience of hassle free living and quality time availability.

Tenants get **flexibility of rental durations**, saving them penalties for premature termination of lease agreement. Property owners have the flexibility to adjust rental rates, lease terms, and even choose between short-term and long-term tenants based on current market conditions and personal preferences.

With multiple tenants occupying individual rooms, the **risk of total vacancy is significantly reduced**. Even if one room becomes vacant, the remaining rooms continue to generate income, providing a more stable cash flow for property owners. Renting out individual rooms, property owners can maximize the occupancy rate and overall rental yield of their property.

Crucial Role of Property Managers

While managing multiple tenants may seem daunting, property owners can alleviate this challenge by hiring a competent property manager. A skilled manager handles multiple responsibilities, thus freeing up the owner's time and reducing stress associated with property management. They perform various responsibilities during entire tenancy lifecycle, ensuring tenant satisfaction and property profitability

Property managers **advertise and fill vacancies**, screen tenants, conduct background checks & verify references to ensure that only reliable individuals occupy the property. This helps minimize the risk of tenant issues such as late payments or property damage.

Property managers **oversee rent collection**, manage security deposits & maintain accurate financial records. They ensure timely payment to property owners and handle any financial discrepancies or disputes that may arise.

From routine maintenance tasks to emergency repairs, property managers coordinate all aspects of **property upkeep**. They respond promptly to tenant requests, conduct regular inspections, and ensure that the property remains in optimal condition

Property managers ensure that all **legal requirements are met**, reducing the risk of legal disputes and ensuring a smooth operation of the PG accommodation.

Conclusion

Paying guest accommodations offer a mutually beneficial arrangement for property owners and tenants alike, **providing affordable housing solutions** and **maximizing property income** potential. For property owners, **leveraging expertise of a dedicated property manager is key** to optimizing rental yields, minimizing risks & maintaining high standards of tenant satisfaction. The role of property managers in managing PG accommodations will remain essential, facilitating a seamless experience for both property owners and tenants.

Why have Case Study On A Business platform ?

Flashback

A few months before, a member from BBNG platform approached, to have solutions for the challanges he faced in his ongoing business.

He also asked how the platform can support, help him to resolve his problems.

This was the moment , it dawned that each member is a business owner and has expertise, in different segment, who resolve challenges each day whether from finance, insurance,transport, taxation, food, real estate, legal, digital marketing or even medical.

Why can't they be our board of advisors ?

Normally in big company, the Chairman/ owners have a board of advisors and they advice to take business in right direction.

They closely work as a TEAM and brainstorm for the best possible solutions.

Why can't we do the same in BBNG? ... and here is where the case study begun.

The moderator chooses a member randomly, and he is asked to present his top three challanges in business.

The rest of members who are advisors sitting opposite, start offering the candidate solutions.....

The souldions pour one after another,which are noted down and the member has advices from experience entrepreneurs, ready to take his further steps.

The important part is all members find this interesting as they learn from others businesses as well get to participate.

All are satisfied as the TIME VALUE is put in place as they now have solutions and possibilities for their problems.

Now members are in Q ,to get their business case study initiated , we want a time slot what they demand.....

Who would not seek advice from experienced entrepreneurs.....that too **FREE OF COST**...thats leveraging networking to the optimum.

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Launch of the new “Youth Chapter of the BBNG Organisation”.

28th June 2024, the day, all the members of The BBNG's Kothrud Chapter were eagerly waiting for. Yes, as they say, it was the launch of the new “Youth Chapter of the BBNG Organisation”.

The diligence and the determination of the D.C, Guardian, Lead Team, the Committee members and the each & every member of the Chapter made the Launch a pure success. It was a wonderful experience, how people barely knowing each other for about a month, were striving hard and putting all their efforts to make “The Launch” a grand event and getting deeply connected, sharing the same roller coaster of emotions, that till the day of launch have had become a one big Kothrud Family.

The perseverance of our Chapter Head Mr. Parth Aolaskar, the meticulousness of our D.C Mr. Raghvendra Nilegaonkar & our Confidant Mr. B.L.Joshi, the relentless support of The Ojas Initiative Head Mr. Onkar Oltikar and D.C. Mrs. Pranjali Inamdar - Deo made sure that their vision for the Chapter was communicated and achieved by involving all the members and achieving the success together as a Team.

From the Coffee meets, to the Pre- Launch meetings the journey brought a sense of togetherness and warmth among the members, helping and pushing each other out of their comfort zone and starting a new journey of Samartha Brahman, Samruddha Brahman, Sampanna Brahman.

“The Lanch” started with the welcome of the dignities by our Gaurdian B.L.Joshi and D.C.Raghvendra Nilegaonkar, & by taking the BBNG oath.

The Launch witnessed eminent speakers like our Gaurdian Mr. B.L.Joshi, D.C Raghvendra Nilegaonkar, D.C. Pranjali Inamdar-Deo, ,Ojas Initiative Head Mr. Onkar Oltikar, D.C. Pranjali Inamdar -Deo, J.S Anand Chitale, A.D. Ajay Shesh, A.D. Suyog Naravne, A.D. Mahesh Deshpande, G.S & Director of Sustenance Mr. Arvind Korhalkar, and our Visionary Founder President Mr. Shripad Kulkarni.

Our hearts were filled with joy to welcome all the dignitaries of Pune Region, R.D. Mrs. Jyotsna Godbole, R.D. Mr. Nandan Gumaste, D.C. Mrs. Pallavi Gadgil, all the Lead Teams of Pune Region Chapters and all the cross-chapter members. It was our pleasure to witness the support each of them showed for “The Launch”.

All the members inducted till “The Launch” date had a chance to present their One-minute business introduction Ojas wise and put forward their goals to be achieved by each Ojas team in a year. The projections and the business done till the date of “The Launch” was announced and we are proud to state that “The BBNG Kothrud Chapter” has successfully done a business of Rs. Sixty-Three Lakhs before “The Launch”.

Mr. Parth Aolaskar, Chapter Head mentioned the projections for the year with an agenda to make the Brahman community a job giver and gave a vote of thanks. Special thanks to all the sponsors from Pune Region as well as Mumbai Region for contributing to “The Launch” & making it a grand success.



“The Launch” came to an end with the beautiful speech of Our Visionary Founder Mr. Shripad Kulkarni, Pasayadaan and the cake cutting ceremony.



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BBNG BIBWEWADI CHAPTER

BBNG is expanding in the south region, we are excited to welcome you for the grand launch of the BBNG Bibwewadi Chapter, please join us for a celebration followed by lunch.

THURSDAY, AUGUST 8 AT 10:00 AM
Sangam Hall, Behind Swami Vivekananda Statue, Padmavati, Pune.



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