



## One Day State Level Seminar on Growth of Real Estate in India : Pros & Cons

The A. V. P. Sanstha's Adarsh College organised one day state level seminar on 'Growth of Real Estate in India : Pros & Cons' on 10<sup>th</sup> December 2012. The seminar was inaugurated by Shri Pramod Hindurao, Chairman of CIDCO, Maharashtra. Shri. Tushar Apte, (President of AVP Sanstha) and other trustees Shri. P. G. Koshimbe, Shri. P. B. Baviskar, Shri. Sanjay Gaikwad, Shri. Chandrashekhar N. Vaze (President of Janakalyan Cooperative Bank, Mumbai), Shri. Milind Kulkarni (Ex-president of Rotary Club of Kalyan), Architect Shri. Arun Kanhere of Ken Arch & Advocate Mrs. Manisha Phadke, were present for inaugural session of the seminar. After lighting the lamp by chief guest, Principal Dr. Vaidehi Daptardar welcomed all the dignitaries and delegates for seminar.

In the inaugural address Shri. Pramod Hindurao said that there is disequilibrium in allotment of houses. Our system is like 'Discipline without law & law without discipline' CIDCO helps in rehabilitation of people affected on account of acquisition of land for various infrastructural developments. It has undertaken project of proposed International Airport at Navi Mumbai which will have a capacity of 3,10,00,000 passengers movement in a year, 60 airlines of international level will have tie up with this airport. It will create an employment to more than 3 lakhs people. He also told that 'Economics is a study of wealth'. Study of problems of Real Estate Development in India will focus on classification of standard of living.

Shri. Chandrashekhar N. Vaze, a senior practicing C.A. and President of Janakalyan Cooperative Bank, Mumbai presented the overview of 'Real Estate Development' in his keynote speech. He spoke on scam of Adarsh Society, entry of social evils in the

field of real estate. Many transactions of real estate involve money laundering of unaccounted money. He positively explained how infrastructural development took place due to real estate development. In the first Technical session Shri. Milind Kulkarni a reputed builder & Rotarian (Ex President of Rotary Club of Kalyan) placed his opinion on record stating the fact that there is no special state of affairs for real estate sector. Real estate sector contributes 20% of GDP; by 2020 it will contribute approximately 30% of GDP. Since 1995. He recommended that first purchase should be exempted and housing loans should be made available at low rate of interest.

In the post lunch session Shri. Arun Kanhere, a reputed architect from Pune explained his thoughts & findings regarding real estate. He explained concept of Village Chawl (no locks to room), family concept of 2+2 flat system.

In the third technical session Advocate Manisha Phadke of Thane presented her views about real estate, she explained legal aspects of flat/apartment act & its applicability.

50 participants have enrolled for the seminar out of them 12 participants were students. 27 participants have submitted their 22 research papers, six of them were presented in the seminar. Dr. Vaidehi Daptardar chaired the paper presentation session.

Dr. Vaidehi Daptardar, Principal of the college was convener of seminar and it was coordinated by Prof. Satish Pharate and co-coordinated by Prof. Mandar Paranjpe. The technical sessions were coordinated by members of organizing committee Mrs. Aisha Pathan, Mrs. Mayuri Gujrathi & Miss. Manasi Gokhale.

- Prof. Satish Pharate  
Co-ordinator

