

INSIDE THIS ISSUE




President, Secretary, Vice-President Speaks
GB, NAR INDIA BODY & Sub-Committee
New Members RECA
Real Estate Weather Update & Past Events

Page - 1 Know your Rights & duties
Page - 2 Birthday & Anniversary Wishes
Page - 7 Business Networking
Page - 8



Realtors & Estate Consultants Associations of Kolkata

NEWSLINE

Visit Us at <http://twww.recakol.com>   

President Speaks

Dear Members,

It's time to look back on our accomplishments in the previous year and think about how we can continue growing as individuals and also as an organization. A good quote comes to mind instantly "It's the first day of the rest of your life". So we must give our best each day, we have been blessed by the God. I also take the opportunity to thank the previous committee for bringing glory to the organization. Their unstinted support and guidance is always received with gratitude.

Bill for RERA is passed and its real test time for all the members to fulfil the requirement of the clients. Inspite of all odds, we are committed to streamline everything working in the Executive Committee.

Thanks & Regards,

Capt. Gulshan Kumar Sehgal
President of RECA - Kolkata



Capt. Gulshan Kumar Sehgal
President

Secretary Communicates

Dear Friends,

I would take this opportunity to thank you all for entrusting me for this post. It takes some time to take stock of the situation as a lot of hurdles have to be crossed.

Friends we are passing through a lean period for sometime but there is always light at the end of the tunnel, so be optimistic and keep working hard and keep yourself fit as the saying goes "survival of the fittest".

Outstation builders have been eyeing the Kolkata market for the last two years and a substantial amount of business has been given by RECA Members. During the last few months, we have conducted the following events successfully.

1st time RECA has conducted successful The Property and Loan Bazar on 26th & 17th Jan'16 at Milan Mela,

Quarter General meeting - 22nd Jan 2016

Blood Donation camp on 26th Jan 2016,

Picnic on 7th February'16

NAR-Olympiad at Ahmedabad - 8 to 11th March

More are in pipeline such as Mobile apps, Software, Directory, Id Card are coming

Thanks & Regards,

Mr. R. L. Jain
Secretary of RECA - Kolkata



Mr. R. L. Jain
Secretary

Vice President's Message

Friends,

With the dawn of the new financial year, I extend my best wishes to all my fellow brokers.

After taking the job of Eastern zone head, I have done many meetings with other states associations and glad to inform that Guwahati Realtor Associations become member of NAR India and more Associations of Eastern zone are in the process of joining NAR India.

Thanks & Regards,

Mr. Anup Dalmia (Bobby)
Vice President of RECA - Kolkata



Mr. Anup Dalmia (Bobby)
Vice President

COMING SOON



RECA Member's directory

Book your spot at the earliest
to spread your business to millions

For Better Business Prospects

ADVERTISE IN

- RECA WEBSITE
- RECA DIRECTORY
- RECA ID CARD
- RECA NEWSLINE
- RECA GOOGLE GROUP

Coming Soon

NAR-INDIA

8th annual convention



India's Largest Real Estate Event
August 13 & 14, 2016, New Delhi, India

Members



GB Committee



Capt. Gulshan Kumar Sehgal
President



Mr. Anup Dalmia (Bobby)
Vice-President



Mr. Rajesh Baid
Vice-President



Mr. R.L.Jain
Secretary



Mr. Ajay Agarwal
Immediate Past President



Mr. Raj K. Thakur
Joint Secretary



Mr. Rajesh Dhoot
Treasurer



Mr. Pradip Sadani
Committee Member



Mr. Deepak S Trikha
Committee Member



Mr. Nimesh Doshi
Committee Member



Mr. Rabindra Saha
Committee Member

Executive Committee Members 2015-17

| | |
|----------------------------|--------------------------|
| CAPT. GULSHAN KUMAR SEHGAL | President |
| MR. ANUP DALMIA (BOBBY) | Vice President |
| MR. RAJESH BAID | Vice President |
| MR. AJAY AGARWAL | Immediate past President |
| MR. R.L. JAIN | Secretary |
| MR. RAJESH DHOOT | Treasurer |
| MR. RAJ K. THAKUR | Joint Secretary |
| MR. PRADIP SADANI | Committee Member |
| MR. DEEPAK S TRIKHA | Committee Member |
| MR. NIMESH DOSHI | Committee Member |
| MR. RABINDRA SAHA | Committee Member |

Sub - Committee Members 2015-2017

| COMMITTEE | CHAIRPERSON |
|--|---|
| Fund Raising , Sponsorship & Credai Representation | Mr. Pradeep Sadani Mr. Mahesh Somani Mr. Tushar Kanti Das |
| Discipline & Grievance Cell | Mr. Anup Dalmia (Bobby) Mr. Nimesh Doshi Mr. Deepak S Trikha Mr. Mahesh Somani |
| Legal, Constitution & Bylaws | Mr. Govind Geonka Mr. Rajendra Dharnidharka Mr. Narendra M Lakhotia |
| Membership & Business Development | Mr. Anup Dalmia (Bobby) Mr. Rajesh Baid Mr. Raj K. Thakur |
| Education, IT, Print & Media Committee | Mr. Gulshan Kumar Sehgal Mr. R.L.Jain Mr. Raj K Thakur Mr. Rabindra Saha |
| Sports | Mr. Jatin Sheth Mr. Abhisek Dalmia Mr. Abhishek Dugar Mr. Puneet Gaggar |
| Greeter, Fellowship & Leisure | Mr. Rajesh Dhoot Mr. Rajesh Gandhi Mr. Hemant Doshi Mr. Arun Gaggar Mr. Brijesh Kumar Singh |
| Advisor | Mr. H. L. Bagra Mr. Tushar Kanti Das Mr. Mahesh Somani Mr. Pramod Dugar |
| NAR Representation | Mr. Pradip Sadani Mr. Anup Dalmia (Bobby) Mr. Deepak S Trikha (Proxy) |

NAR India Body 2015-16

| | |
|----------------------------------|-----------------|
| Mr. Ravi Varma, NAR India | Chairman |
| Mr. Farook Mahmood, NAR India | Vice Chairman |
| Mr. Vijay Sarathi, HRA-Hyderabad | President |
| Mr. H.L. Bagra, RECA-Kolkata | IPP |
| Mr. Sam Chopra, APP-Gurgaon | President Elect |
| Mr. Ayub Khan, BRA-Bengaluru | Hon. Secretary |
| Mr. Pramit Parikh, ARA-Ahmedabad | Treasurer |

Committee - NAR India 2015-16

| | |
|-------------------------------|-----------------|
| Mr. Ravi Varma, NAR India | Legal |
| Mr. Farook Mahmood, Bengaluru | Foreign Affairs |
| Mr. S.K. Mittal, ACRI-NCR | Government |
| Mr. Rajesh Gadgil, Thane(E) | Technology |
| Mr. Pramit Parikh, Ahmedabad | Events |
| Mr. P.S. Anand, HRA-Hyderabad | Education |
| Ms. Pushpa Srinivasan | GM-Operations |

Zonal Head - NAR India 2015-16

| | |
|--------------------------------|-------------------|
| Mr. Anup Dalmia, RECA-Kolkata | Head-East Zone |
| Mr. S.K. Mittal, ACRI-NCR | Head - North Zone |
| Mr. Vinod Thakkar, AREA-Mumbai | Head-West Zone |
| Mr. N. Sudhakar-CREAA-Chennai | Head-South Zone |

Welcome to New Members

CORPORATE

| | |
|--------------------------|------------------------|
| Somani Realtors Pvt. Ltd | Accord Realty Solution |
| Mahesh Somani | Vinay Agarwal |
| Rajesh Kumar Somani | Manish Agarwal |

ASSOCIATES TO CORPORATE

| | |
|--------------------------|--------------------|
| Saat Technology Pvt. Ltd | Property INC |
| Rakesh Tiwari | Nilanjan Banerjee |
| Rabindra Saha | Mitanghu Mukherjee |

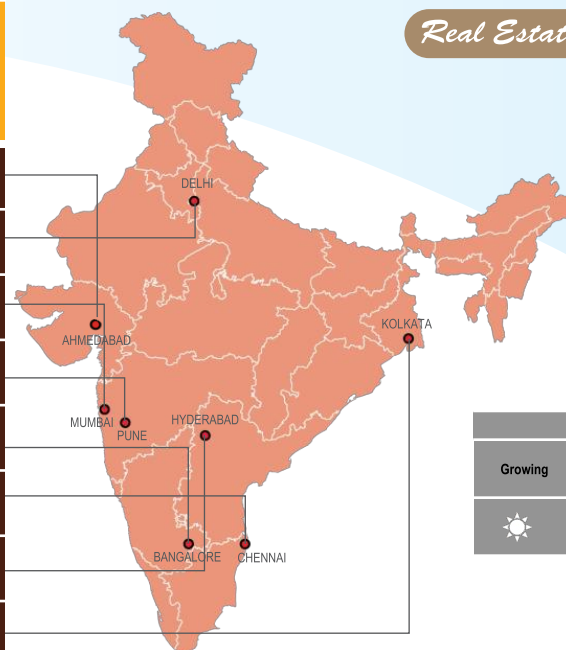
INDIVIDUAL

| |
|-----------------------------|
| Satya Prakash Sanyal (Raja) |
| Arun Kumar Khanna |

Ninety percent of all millionaires become so through owning real estate.

~Andrew Carnegie

| Cities | Office Rental Value | Retail Rental Value | Residential Capital values |
|-----------|---------------------|---------------------|----------------------------|
| AHMEDABAD | | | |
| DELHI | | | |
| MUMBAI | | | |
| PUNE | | | |
| BANGALORE | | | |
| CHENNAI | | | |
| HYDERABAD | | | |
| KOLKATA | | | |



Real Estate Weather Map

| Legend | | | |
|---------|-----------|----------|---------|
| Growing | Stabilise | Stagnate | Falling |
| | | | |

Powered by
JONES LANG
LASALLE



Mr. Anup Dalmia (Bobby)
Vice President of RECA-Kolkata

Congratulations

RECA kolkata congratulates Vice President
Mr. Anup Dalmia for being the Head of Eastern zone.

Formation of New Elected Committee 2015-17 at Punjab Club 10/10/2015



First QGM at Hotel Park Plaza Kolkata 22/1/2016



Past Event

Few rich men own their property; the property owns them.

~Robert Ingersoll

Past Events

EXPO - 16 & 17TH JANUARY 2016



BLOOD DONATION CAMP - 26/1/2016



NAR OLYMPIAD AT AHMEDABAD - 8 to 11th March



RECA PICNIC AT LAKE LAND COUNTRY CLUB - 7/2/2016

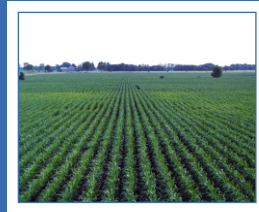


M/S VISHWARAJA PROPERTIES

Real Estate Consultant

**WE DEAL
ANY TYPE OF LAND**

Agriculture



Industrial



Sick Industries



Freehold



Commercial



RENT/LEASE/OUTRIGHT/ SALE & PURCHASE



Contact:-

Raj Kumar Agarwal - 9830957572, Email - jmmd@rediffmail.com

103, 24/1, Foreshore Road, Sinani Metal Compound, Shibpur, Howrah - 711102

Know your RIGHTS AND DUTIES The Transfer of Property Act

Whether you are a buyer or a seller, property deals require a lot of care and attention. The importance of property deals is not just because of the fact that a lot of money is transacted but also because it may involve an individual's savings of their lifetime.

Even though people entering into property deals often have a lawyer, one should be aware of the rules that govern such transactions. "The Transfer of Property Act" lays down the rights and duties of the buyer and the seller. Awareness of your rights and duties will ensure that you are not easily taken for a ride while dealing about your property.

Following are the Rights and Duties provided by this act.

Your duties as seller, before sale:

To disclose any material defect or title dispute – The seller has a moral duty to inform the buyer of any material defect or dispute regarding title of property, which the buyer may have missed out during examination of property and its papers. A latent defect is also a defect and must be disclosed to the buyer. Usually these details may be ignored but are vital to the buyer.

To produce title documents – The seller must produce the property's title documents to the buyer for examination and verification when requested by the buyer.

To answer questions about the property or title – All relevant questions about the property and its title must be answered by the seller to the best of their information.

To execute conveyance – The seller must hand over all papers related to the title of the property to the buyer once they have received the full payment of the property. The seller must transfer the property to the buyer after having received all payments for it.



To take care of the property and title documents – The seller must take care of the property and its documents with prudence until they have delivered it to the buyer. It is the seller's responsibility to handover the property and its papers just as they have shown and promised to the buyer.

To pay outgoings – All public charges, bank interest, loans, rent or any other encumbrances that may be due up to the date of sale must be paid by the seller. The seller is, however, does not need to pay these charges if the property has been sold specifically with the encumbrances that exist on it.

Your duties as a seller, after sale:

To deliver possession of the property – The seller must handover the property to the buyer or their representative, when directed by the buyer.

Implied covenant of title – The seller must transfer the title of the property along with any other implied interests that may come along with the property, which may be in the power of the seller.

To deliver title deeds on receipt of consideration – Once the entire money for the property has been paid to the seller, they must handover the title and the documents related to the title of the property to the buyer.

You as a seller have rights too:

To take rents and profits – the seller is entitled to rents and any other profits from the property till the date of transfer of ownership to the buyer.

If you are a buyer you also have duties to execute:

To disclose facts which materially increase the value of property – The buyer must disclose facts about the property that may materially increase the value of the property, which the seller may not be aware of.

To pay price for the property – the buyer must pay the full price for the property on completion of the sale. The amount may be paid to the seller or any of their representatives as directed by them. If there are encumbrances on the property, on the date of sale, the buyer may retain the amount for payment of the encumbrance from the price amount.

To bear loss to the property – Any loss resulting out of destruction or injury not caused by the seller has to be borne by the buyer, if the ownership has been passed on to the buyer.

To pay public charges and rents – Once the ownership has passed to the buyer, they must pay all public charges or rent that may accrue on the property. Any principal and interest accruing on the property after execution of sale must be duly paid by the buyer.

The reason why men enter into society is the preservation of their property.

~John Locke.



May

| | |
|--------------------------|----------|
| Mr. Govind Prasad Goenka | 16th May |
| Mr. Pawan Agarwal | 23rd May |
| Mr. Pawan Kumar Tantia | 29th May |

June

| | |
|-----------------|-----------|
| Surendra Mantri | 2nd June |
| Rakesh Jain | 4th June |
| Kaushalya Sahal | 15th June |
| Hemant J Doshi | 19th June |
| Ashish Goyal | 20th June |
| Pawan Agarwal | 23rd June |
| Amber Doshi | 28th June |

July

| | |
|-----------------------|-----------|
| Rajendra Dharnidharka | 3rd July |
| Mohamed Aminuddin | 5th July |
| Binod Kumar Singh | 13th July |
| Raj Kumar Dhariwal | 16th July |
| Abhishek Dalmia | 30th July |

August

| | |
|-----------------------|-------------|
| Kishore Koner | 1st August |
| Devesh Kumar Agarwal | 4th August |
| Hitesh Doshi | 9th August |
| Pradeep Sadani | 11th August |
| Jitendra Khaitan | 12th August |
| Kamal Bothra | 12th August |
| Rajendra Kumar Mantri | 13th August |
| Rajesh Gupta | 14th August |
| Chandan Chatterjee | 15th August |
| Siddharth Sadani | 15th August |
| Narendra Bardia | 15th August |
| Shankar Bhattacharya | 16th August |
| Kushal Tekriwal | 19th August |
| Bhunesh Bechani | 20th August |
| Manoj Praladka | 21st August |
| Amit Tekriwal | 21st August |
| Rajesh Baid | 27th August |
| Vinay Chugh | 30th August |
| Rahul Bengani | 31st August |
| Sandip Nowlakha | 31st August |

September

| | |
|------------------------|----------------|
| Narendra Mohan Lakhota | 4th September |
| Rajesh Jasani | 6th September |
| Anil Kumar Bhuwalka | 7th September |
| Yash Vardhan Kejriwal | 8th September |
| Sanjay Saraf | 8th September |
| Jagmohan Mehra | 12th September |
| Jatin Sheth | 13th September |
| Jagmohan Ghosh | 14th September |
| Gaurav Pawa | 14th September |
| Basudeb Halder | 19th September |
| Raj Kumar Thakur | 24th September |
| Subhash Agarwal | 24th September |

October

| | |
|----------------------|--------------|
| Gulshan Kumar Sehgal | 7th October |
| Sanjeev Daruka | 7th October |
| Arindam Mukerjee | 9th October |
| Amar Changdar | 10th October |

| | |
|----------------------|--------------|
| Samir Kumar Jain | 11th October |
| Sharad Mohta | 11th October |
| Mudit Poddar | 13th October |
| Arun Abhishek Gaur | 13th October |
| Mahesh Prahladka | 19th October |
| Ashish Ghosh | 20th October |
| Chanchal Dey | 22nd October |
| Rajesh Kajaria | 22nd October |
| Raghabendra Sen | 23rd October |
| Pravesh Goyal | 26th October |
| Sunil Kumar Chamaria | 31st October |

November

| | |
|---------------------------|---------------|
| Brijesh Kumar Singh | 2nd November |
| Rajnikant Gandhi | 2nd November |
| Subhash Mondal | 2nd November |
| Prashant Vora | 2nd November |
| Vishal Shroff | 5th November |
| Raj Kumar Agarwal | 6th November |
| Jitendra Daklia | 12th November |
| Sarvesh Kumar Jain | 17th November |
| Alok Choudhury | 18th November |
| Raju Thapa | 22nd November |
| Bunty Seksaria | 23rd November |
| Swayam Prakash Parasramka | 23rd November |
| Anup Dalmia | 25th November |
| Nimesh Doshi | 26th November |
| Jagannath Das Baishnab | 28th November |
| Hira Lal Bagra | 29th November |
| Vikash Poodar | 30th November |
| Vivek Shah | 30th November |

December

| | |
|--------------------|---------------|
| Pramod Dugar | 5th December |
| Manmeet ingh | 13th December |
| Ronak Chokhany | 17th December |
| Kunal Jain | 23rd December |
| Sanwar Mal Agarwal | 24th December |
| Sidabhai Dangar | 29th December |
| Harjyoti | 31st December |

May

| | |
|-------------------|----------|
| Mahendra Doshi | 7th May |
| Atul dalmia | 7rd May |
| Manmohan Daga | 8th May |
| Kishore Koner | 11th May |
| Pravin Choudhary | 18th May |
| Sidabhai Dangar | 18th May |
| Hira Lal Bagra | 19th May |
| Mohamed Aminuddin | 19th May |
| Gajendra Singh | 29th May |

June

| | |
|---------------------|-----------|
| Kamal Bothra | 5th June |
| Brijesh Kumar Singh | 7rd June |
| Brijlal Agarwal | 11th June |
| Mudit Poddar | 12th June |
| Pradeep Sadani | 15th June |
| Tushar Kanti Das | 19th June |
| Rakesh Jain | 20th June |
| Jagmohan Ghosh | 21st June |
| Ronak Chokhany | 21st June |
| Raj Kumar Dhariwal | 23rd June |
| Manish Agarwal | 23rd June |
| Prashant Vora | 26th June |
| Arun Abhishek Gaur | 29th June |
| Manoj Prahladka | 30th June |
| Mitrangshu Mukerjee | 30th June |

July

| | |
|---------------------|-----------|
| Subhas Lal | 2nd July |
| Sanjay Saraf | 6th July |
| Sumit Purkait | 6th July |
| R. L. Jain | 8th July |
| Anil Kumar Rungta | 10th July |
| Anil Kumar Bhuwalka | 10th July |
| Sharad Mohta | 10th July |
| Kunal Jain | 11th July |
| Ashok Ajitsaria | 13th July |
| Sagar M Doshi | 14th July |
| Arindam Mukharjee | 25th July |
| Ashish Ghosh | 31st July |

August

| | |
|--------------|-------------|
| Amar Chagdar | 12th August |
|--------------|-------------|

September

| | |
|----------------|---------------|
| Rajesh Kajaria | 5th September |
|----------------|---------------|

October

| | |
|----------------|--------------|
| Hemant J Doshi | 1st October |
| Bharat Mehta | 11th October |

November

| | |
|-----------------------|---------------|
| Rajendra Kumar Mantri | 16th November |
| Vinay Chugh | 17rd November |
| Rakesh Tiwari | 20th November |
| Dilip Kumar Surana | 21st November |
| Rajesh Dhoot | 21st November |
| Biswadeep Ganguly | 23rd November |
| Arun Gaggar | 24th November |
| Pawan Agarwal | 25th November |
| Nishant Jain | 27th November |
| Gulshan Kumar Sehgal | 27th November |
| Sarvesh Kumar Jain | 28th November |
| Nilanjan Banerjee | 30 November |
| Sushil Kumar Poddar | 30 November |
| Amit N Kochar | 30 November |

December

| | |
|------------------------|--------------|
| Narendra Bardia | 1st December |
| Vivek Shah | 1st December |
| Prakash Seksaria | 2nd December |
| Sunil Kumar Chamaria | 2nd December |
| Vishal Shroff | 2nd December |
| Rajendra Dharnidharka | 3rd December |
| Govind Prasad Goenka | 3rd December |
| Narendra Agarwal | 4th December |
| Mahesh Somani | 5th December |
| Narendra Mohan Lakhota | 5th December |
| Babulal Banthia | 7th December |
| Alok Choudhury | 7th December |
| Raj Kumar Agarwal | 7th December |
| Hitesh Doshi | 8th December |

| | |
|---------------------------|---------------|
| Kishore Baid | 8th December |
| Rajiv Poddar | 9th December |
| Surendra Mantri | 9th December |
| Chanchal Dey | 10th December |
| Samir Kumar Jain | 12th December |
| Swayam Prakash Parasramka | 12th December |
| Chandan Chatterjee | 12th December |
| Gautam Sadhukhan | 14th December |
| Jagmohan Mehra | 14th December |



Wedding Anniversary

RECA FAMILY wishes
very "Happy Married Life"

What we call real estate - the solid ground to build a house on - is the broad foundation on which nearly all the guilt of this world rests. ~Nathaniel Hawthorne

JOIN RECA



REALTORS & ESTATE CONSULTANTS ASSOCIATION OF KOLKATA

- ONLY REGISTERED ASSOCIATION FOR REALTORS IN KOLKATA
- ALLIANCE WITH 29 LEADING ASSOCIATIONS OF INDIA
- LEADING GENUINE CONSULTANTS
- 60% MARKETING OF PROJECTS OF DEVELOPERS DONE BY MEMBERS
- BUSINESS with LOCAL & OUTSTATIONS & INTERNATIONAL DEVELOPERS BY MEMBERS
- CREDIBLE VOICE OF REALTORS
- ALLIANCE WITH CREDAI, NAR INDIA, National Housing Bank etc.
- BRINGING THE WORLD OF REAL ESTATE TO YOU
- BRIDGING THE GAP IN REAL ESTATE SECTOR
- REAL ESTATE EDUCATION AT ITS BEST
- UNITED BY INTERGITY, HONOR & ZEAL TO EXCEL



Member
National Affiliation With NAR India, Credai-bengal,
National Housing Bank (Nhb)

International Affiliation With IRPF, NAR GLOBAL, ICREA,
FIABCI, MIPIM, FINAIM, IEA, ICREA, FNAIM, IIRE,
WORLD PROPERTIES

Modern fully furnished AC conference Room

14 Seater conference table
with Smart Television,
Printer, Scanner & Wi-Fi

AT
Ballygunge Circular Road,
Punjab Club Annexe Building,
Kolkata - 700019

Email: recakolkata2005@gmail.com

Booking time: 10AM - 7PM (3 days advance intimation is required)



Members



Address 21, Ballygunge Circular Road, 3rd Floor, Room No, 16, Kolkata – 700019, W.B. India

E.Mail us your feedback to : recakolkata2005@gmail.com Visit Us at <http://www.recakol.com>



Affiliation with NAR India, CREDAI-Bengal, ICREA, FNAIM, IIRE, WORLD PROPERTIES

DISCLAIMER

The Contents and Articles published in this Magazine are given in Good faith. Reasonable efforts are made to ensure the accuracy of the contents however RECA Kolkata gives no Warranties, Guarantees or Assurance and make no representation against any Service, Articles advertised / published. RECA Kolkata are not responsible for any unsolicited material. Opinion, Reader are requested to check any information to their satisfaction before relying on it. RECA Kolkata do not accept responsibility for its absolute accuracy or the effects arising therefrom. Readers are advised to check any information offered to their own satisfaction before relying upon it.

The earth is the general and equal possession of all humanity and therefore cannot be the property of individuals.

~Leo Tolstoy