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# UP DIWAS

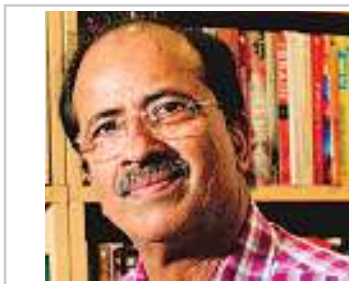
## Improving buyer sentiment is the priority in 2021

### What has been the contribution of UP RERA in uplifting the Real Estate industry?

The work done by UP RERA during the pandemic can be divided into 4 categories. First, UP RERA has done a commendable job in bringing financial discipline among promoters/developers, especially of housing projects, which had been missing in pre-RERA days that eventually led to stalled projects and delays in the handover of flats to buyers. Second, with the advent of UP RERA, buyer confidence has been restored as buyers are aware about their rights.

Third, work on many of the stalled projects in Greater Noida has finally begun, giving a huge relief to buyers. Fourth, many projects that were financially weak, such as the ones where the money of buyers was diverted to complete some other project, had already gone to NCLT and are now beginning to see some development as some other promoter or co-promoter will now be completing such financially weak projects. I believe that if we continue to work in the way we have done in the past few years of our existence, the Real Estate industry will surely start to grow in a certain direction that will be beneficial to all its stakeholders.

### What are your expectations from the



*"This year, our priority is to ensure that all the pending compliance issues with regard to our orders are carried out by developers so that buyer confidence is increases further, leading to improved market sentiment in the Real Estate sector."*

*We're also in touch with NAREDCO and CREDAI to resolve the problems of developers at the earliest," says Balvinder Kumar, Member, UP RERA*

### development authorities?

As per the last year's judgement of Supreme Court, the rate of interest is now capped at 8%

to be charged by Noida and Greater Noida authorities on the outstanding dues of land against the exorbitant 15 to 18%. However, the authorities have filed a review application regarding this decision. Once the review application's decision is announced, many of the stalled projects will get a new lease of life, while other projects might get their pending OCs leading to the registry process opening up soon for buyers. We expect the development authorities to implement the top court's decision at the earliest so that both buyers and developers can benefit from this decision.

### How much of the inventory has been sold during the pandemic?

Over 50,000 units have been completed in the past 1 year and most of the inventory is in the market today. Though there's still a liquidity crunch in the market today, however, there are buyers who are willing to invest in good projects. So, this increased buyer confidence has led to good sales volume for some promoters, especially credible promoters. In the last quarter, the sales volume picked up pace and we believe that it will be even better in 2021. Stalled projects will see revival, whereas ongoing projects/inventory will also float into the market in 2021.

## Golden days

ON THE landmark day of January 24, 2021, Maharishi Organizations extend their heartiest congratulations on Uttar Pradesh (UP) completing 61 years of its formation. The UP Government has set remarkable milestones in the last couple of years in creating a conducive ambience for all-round development of the state. Working as a catalyst, the state is creating opportunities of growth and self-reliance with many dynamic decisions and launching socially inclusive programmes for millions of its people to meet their aspirations for prosperity.



**Anand Shrivastava**  
Chairman and  
Managing Director of  
Maharishi Ayurveda

Uttar Pradesh Chief Minister Yogi Adityanath's commitment to revive the glory of the ancient traditions of Vedic wisdom, Ayurveda, Yoga and so on and linking them with modern technology is laudable. Launch of Ayush Kavach app for providing tips to boost immunity and information about Ayurveda medicines during the COVID-19 pandemic or enhancing immunity in the air by constructing 175 herbal roads in the state for a healthy environment, is aligned to His Holiness Maharishi Mahesh Yogi Ji's mission to "Create disease-free society". We welcome the impetus given to popularise Ayurveda health supplements and medicines with simplification of regulations for 'Ease of Doing Business'. We are committed to support the UP Government's initiatives of social development.

## Leveraging innovation and technology

IN ITS over thirty years of operations as the largest producer of structural steel tubes in the country APL Apollo Tubes Ltd has created a remarkable brand presence, managing to wrest 50 percent of the market share. Its vast distribution network across India includes a cavalcade of warehouses and branch offices in 24 cities to support its business interests at home as well as across a string of 30 countries across the globe.



**Mr. Sanjay Gupta**  
Chairman  
APL Apollo Tubes Ltd

Under the stewardship of Mr. Sanjay Gupta, Chairman, APL Apollo, the firm approached the business with a complete fresh outlook. Earlier the main applications for round shaped steel tubes included transportation of water, oil and gas and these tubes were largely being produced by the big players in the market.

Be it instilling latest technology or optimum utilisation of resources, the company never hesitates in investing more in R&D, which works as a driving force behind its ever-growing ability to create new products, adapt new applications, strengthen processes, develop new markets and enhance existing market share. Innovation is the key to APL Apollo's dynamic growth and Gupta emphasises upon it as an inextricable part of the company's DNA.

## उत्तर प्रदेश दिवस के उपलक्ष्य पर उत्तर प्रदेश के माननीय मुख्यमंत्री योगी आदित्यनाथ जी, शासन एवं सभी निवासियों को हार्दिक शुभकामनाएं

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परम पूज्य महर्षि महेश योगी जी के दैवी निर्देशन में महर्षि संस्थान स्वास्थ्य, शिक्षा और आध्यात्मिक उत्थान के द्वारा प्रदेश की सामूहिक चेतना में सतोगुण के विकास के प्रति सतत प्रयत्नशील है।

महर्षि वेद विज्ञान विद्यापीठ द्वारा संचालित वैदिक विद्यालयों का संचालन प्रयागराज, महर्षि नगर नोएडा, अयोध्या, विन्ध्याचल और भवानी पदारथपुर, बांदा में सफलतापूर्वक किया जा रहा है। यहाँ हजारों की संख्या में विद्यार्थियों ने वैदिक दिनचर्या का पालन करते हुए अनुष्ठानों एवं विभिन्न वैदिक विषयों की शिक्षा प्राप्त की है और लगातार प्राप्त कर रहे हैं।

Maharishi University of Information Technology के दो परिसर लखनऊ और गौतम बुद्ध नगर नोएडा में कार्यरत हैं जहाँ विद्यार्थियों को वैदिक ज्ञान एवं भावातीत ध्यान साधना के साथ कंप्यूटर साइंस, एनिमेशन, चेतना विज्ञान और विभिन्न तकनीकी एवं व्यवसायिक पाठ्यक्रमों द्वारा अच्छे उद्यमी बनने की शिक्षा दी जाती है।

भारत में प्राइवेट संस्थाओं द्वारा संचालित सबसे बड़ा स्कूल महर्षि विद्या मंदिर प्रदेश में लगभग दो दशकों से सफलतापूर्वक वेद विज्ञान एवं भावातीत ध्यान अभ्यास के साथ CBSE पाठ्यक्रम के अंतर्गत मान्यता प्राप्त स्कूलों का संचालन निम्नलिखित स्थानों में कर रहा है लखनऊ, वाराणसी, प्रयागराज, विन्ध्याचल, महर्षि नगर, गोरखपुर, बरेली, बस्ती, फतेहपुर, गोंडा, हमीरपुर, हरदोई, कानपुर, मनकापुर, मोदीनगर, गौतमबुध नगर, औराई, रायबरेली, रामपुर, हाथरस, शाहजहाँपुर, सीतापुर, सुल्तानपुर। इनके अतिरिक्त विभिन्न स्थानों में शीघ्र ही और स्कूल खोले जाएंगे।

महर्षि जी द्वारा संकल्पित "निरोग समाज के निर्माण" हेतु महर्षि आयुर्वेद दृढ़ संकल्प के साथ सफलतापूर्वक आगे बढ़ रहा है। इसके अंतर्गत पूरे देश में आयुर्वेद के चिकित्सालय, स्वास्थ्य केंद्र और आयुर्वेद ग्रामों की स्थापना की जाएगी, जिसमें आयुर्वेद और योग की समग्र चिकित्सा के द्वारा रोग को जड़ से समाप्त करके व्यक्ति के जीवन के हर क्षेत्र में सतोगुण की जागृति के द्वारा स्थाई रूप से आर्द्रश स्वास्थ्य जगाया जाएगा।

महर्षि आयुर्वेद औषधि निर्माण शाला, नोएडा अपने 600 से अधिक उत्पादों के द्वारा सारे विश्व में आयुर्वेद की प्रतिष्ठा बढ़ा रहा है। यहाँ निर्मित कई औषधियों और विशेष रूप से महर्षि अमृत कलश ने कोरोना काल में सारे विश्व में लोकप्रियता पाई और इसे Heal Foundation द्वारा Immunity Booster of the Year के पुरस्कार से सम्मानित किया गया है।

महर्षि आयुर्वेद पूरे प्रदेश में आयुर्वेदिक जड़ी बूटियों के उत्पादन और उनके परिष्करण में संलग्न है। इसके द्वारा किसानों की आय में भी उल्लेखनीय वृद्धि होगी और औषधि निर्माण हेतु अच्छी गुणवत्ता वाले मूलद्रव्य प्राप्त होंगे।

महर्षि संस्थान से संबंधित सभी प्रतिष्ठान समाज में सतोगुण की वृद्धि करने वाले अपने कार्यक्रमों के द्वारा प्रदेश के बहु आयामी विकास हेतु प्रतिबद्ध है।

हमारे माननीय मुख्यमंत्री योगी आदित्यनाथ जी एवं उनके सभी सहयोगी मंत्रियों एवं प्रशासन के सहयोग की अपेक्षा करते हुए हम पूर्ण भाव से प्रदेश के आध्यात्मिक आर्थिक और सामाजिक विकास हेतु संकल्प लेते हैं।



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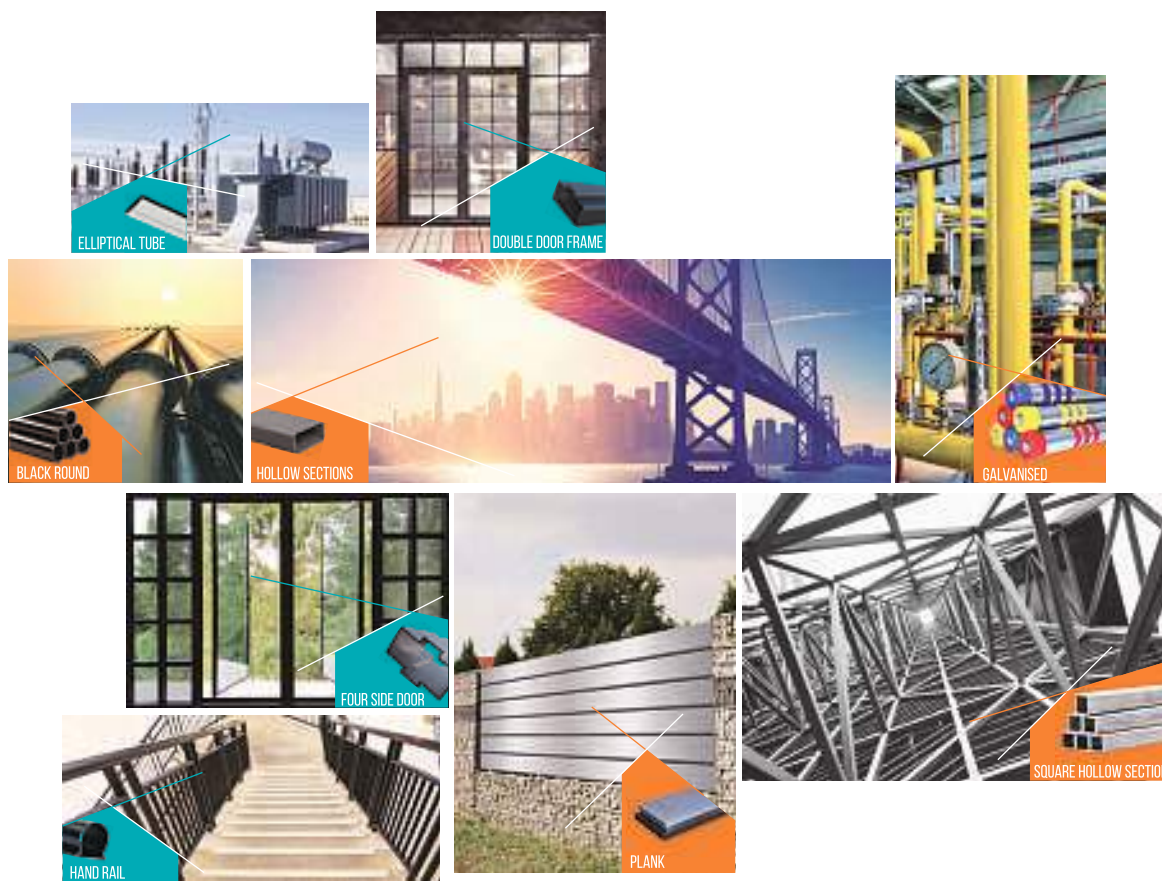
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