

## Industry Leaders on Union Budget FY2021-22

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Union Budget FY 2021-22 has been announced today and while the measures announced in the Union Budget 2021-22 provide relief to the many sections of the economy affected by the COVID-19 onslaught, we gather reactions from industry stakeholders.

#### Surendra Hiranandani, Chairman and Managing Director, House of Hiranandani

The union budget presented is visionary and has focused on the nation's growth. With its focus on the agricultural and rural sectors, infrastructure, health, education, job creation, digital economy, etc, it is a holistic budget that will have an overall positive impact on the economy. With the growth outlook looking promising and support in terms of government spending, we will witness a noteworthy traction in the real estate sector too this year. The government has played a tough balancing act between providing demand impetus and keeping a watch on fiscal deficit.

Overall, while the social sector has received good support and is welcome, we are convinced that the government will do its best to get the economy to bounce back, and sustain long term growth of the real estate sector too with substantial measures in the near future. We also hope that there will be more announcements soon to enhance ease of doing business for the developers and are optimistic that with green shoots in the economy in sight, the real estate sector is ready for explosive growth in the post pandemic era.

#### Anurag Mathur, CEO, Savills India

"The budget has reaffirmed the government's commitment to bring back the country on a road of recovery through focused impetus on infrastructure, healthcare, inclusive development, innovation and robust governance. Real estate specific announcements were targeted towards affordable housing and REITs. Tax holidays and exemptions in affordable housing and debt financing for REITs are expected to strengthen the confidence of all the stakeholders in the residential and office segments. Central sponsorships of metro projects in key urban areas among other infrastructure initiatives are likely to bolster the real estate potential of specific micromarkets in these cities."

#### Manpreet Singh Chadha, Chairman, Wave Group

"The budget 2021 will set the foundation stone for a high growth rate trajectory. With a clear road map for privatization, the budget proposed CAPEX led to a high trajectory growth story. Retaining tax holiday on Affordable housing projects till March 31, 2022, and the proposal to make dividend payments to REIT and InvIT exempt from TDS is a much-needed relief for the real sector. In a difficult time, it's a very good budget as it has not changed the tax structure, leaving the disposable incomes at the hand of individual unchanged."

#### Ankush Kaul, President - Sales & Marketing - Ambience Group

The focus of the Union Budget 2021-22 is to improve economic efficiency and infrastructure growth. Increased focus on infrastructure growth and capital expenditure will impact the overall growth of the real estate sector too. A good infrastructure could propel the development of real estate, both commercial and housing, along the transit corridors, highways and newly proposed airports.

#### Swapna More, Co-Founder-KAGAAAY

"Union budget 2021 reiterates 'Atmanirbhar Bharat' with new opportunities for growth. It is very progressive budget and focuses on encouraging self-reliance of India. Government focus on infrastructure, R n D and innovation will make the economy more robust. Definitely a push for the vision of making India 5 trillion economy. However, there is lack of practical options to bring liquidity in real estate sector. Financial Stringency and Banking Norms have to be relaxed at least for a year or so to facilitate liquid cash in the hands of the realty buyer"

#### Dr Malini Saba, Founder & Chairman, Saba Group

"Given that the economy is well on its path to recovery, Union Budget 2021 has focused on enhancing expenditure while keeping the fiscal targets at bay in the short term.

This Budget focuses on augmenting infrastructure with a special focus on expediting urban infrastructure projects which will act as a strong catalyst in driving real estate in urban areas. The proposed easing of restrictions on leverage by InvITs/REITs will attract more REITs listings and thus higher investments into real estate. The monetisation of surplus land of government and government bodies is a welcome move; however, the implementation will need to be monitored. The continuance to promote affordable rental housing schemes by providing a tax exemption for notified rental housing projects is a great effort. This will accelerate the pace of investments in this scheme and is likely to fall in line with achieving the overall objective of 'Housing for All'.