

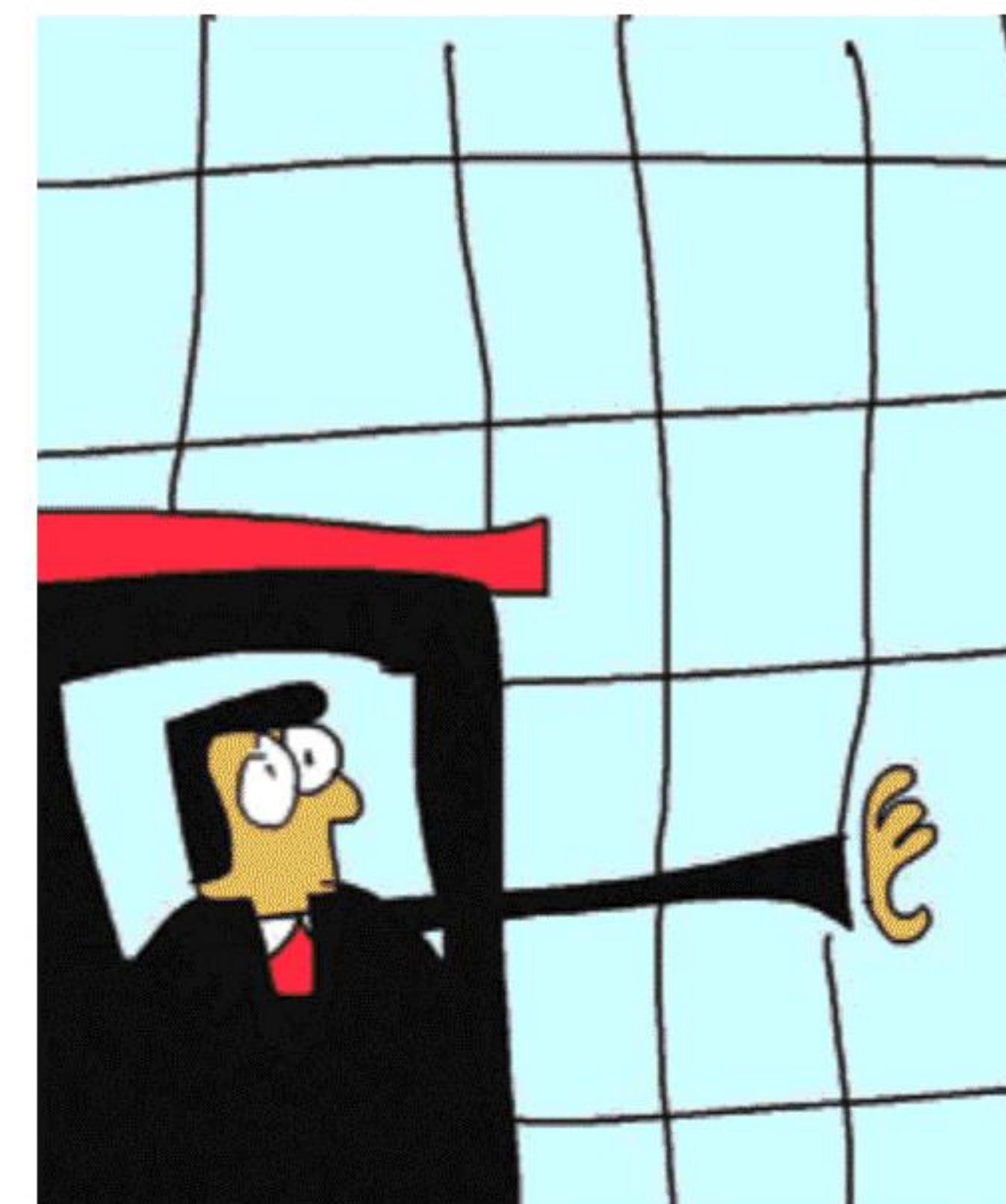
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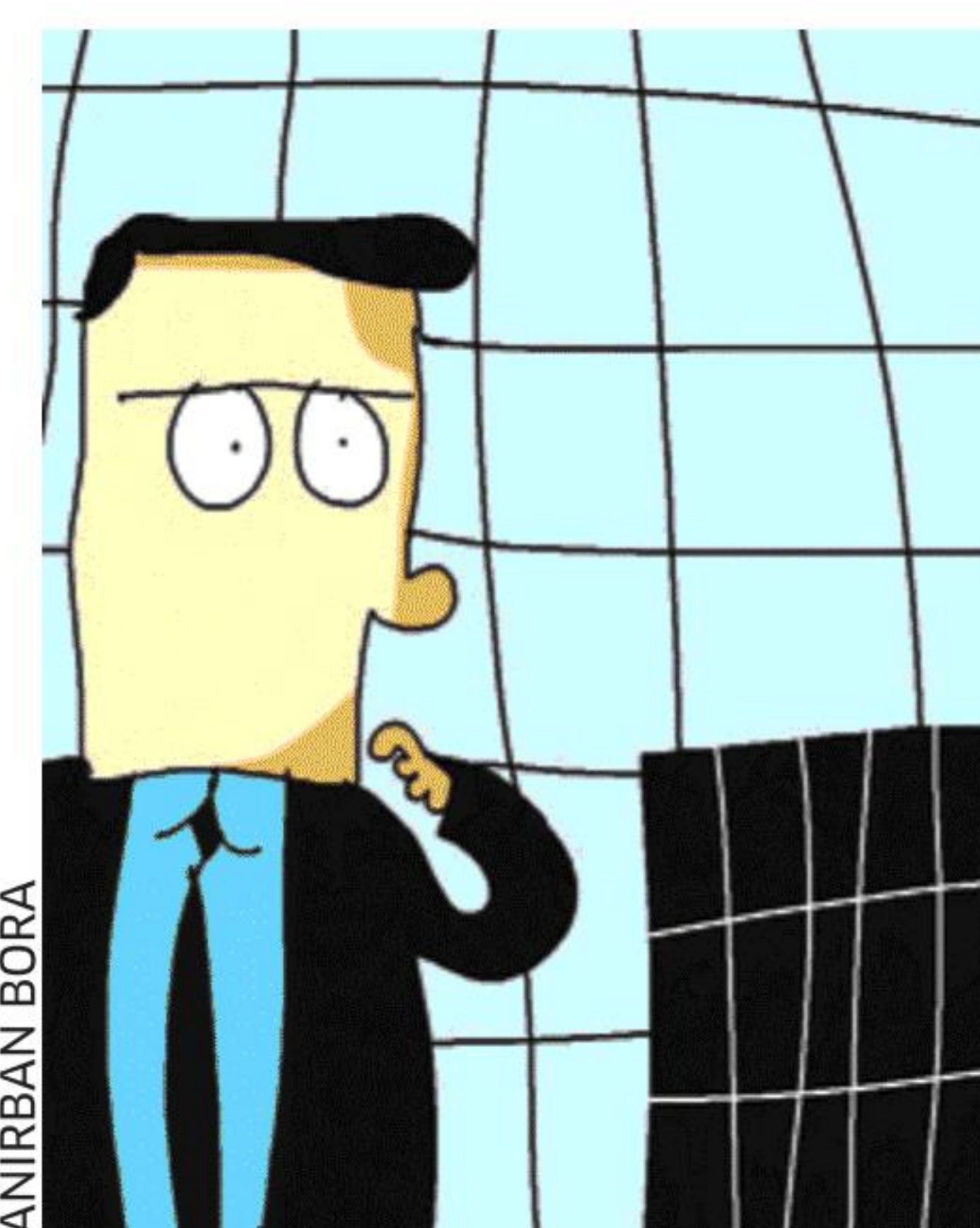
## Don't Let GST or RERA Delay Purchase Decisions

**GST and RERA have just kicked in. Should I wait to purchase my new office or should I buy it right away?**

Developers are trying to ensure that they adhere to the new systems and taxes. If you are planning to purchase an office that is ready to move in, you should surely not wait because of GST and the Real Estate Regulatory Act (RERA). Ready to move in properties remain out of the GST and RERA ambit and hence should have no impact on the timing of your decision to purchase a new office. However, in case you are planning to purchase an office that is currently under construction, then there will be impact of GST and RERA. Yet, I feel that there may not be much benefit in waiting; as GST shall need to be paid even later (unless the Government decides not to charge it or if the property is fully completed and GST would not be applicable on it anymore). And even as far as RERA is concerned, delaying your decision to purchase may not really help as RERA is principally designed as an Act to help property buyers.



millions are under construction. Co-working spaces are emerging as alternatives to 'landlords' or large owners of office spaces across cities. In a certain sense, they are also like hotel operators who may or may not own the hotel property but they run, manage and control it completely. Co-working spaces help office occupiers with flexible and modern office working areas. How co-working spaces evolve in the next few years is yet to be seen, but it does seem like they are here to stay.



**What is the future of co-working spaces or managed offices in the Indian scenario?**

Co-working office spaces are taking the world by storm. Companies managing co-working spaces have leased millions of square feet across all prime cities of the world; and several

**I have a leased office of about 6,000 sq ft and we need to relocate to expand our operations. What are the important aspects that I need to keep in mind?**

Location and building quality are important factors which determine rents. Hence you need to be sure if you want both or if one factor is much more important than the other. It is also vital to understand the way landlords function in that location. Are they seeing more demand than supply or the other way around? Are they individual landlords or are they institutional? Knowing these facts will help you in your negotiations.

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