

SEP '21

# THINKING BOX

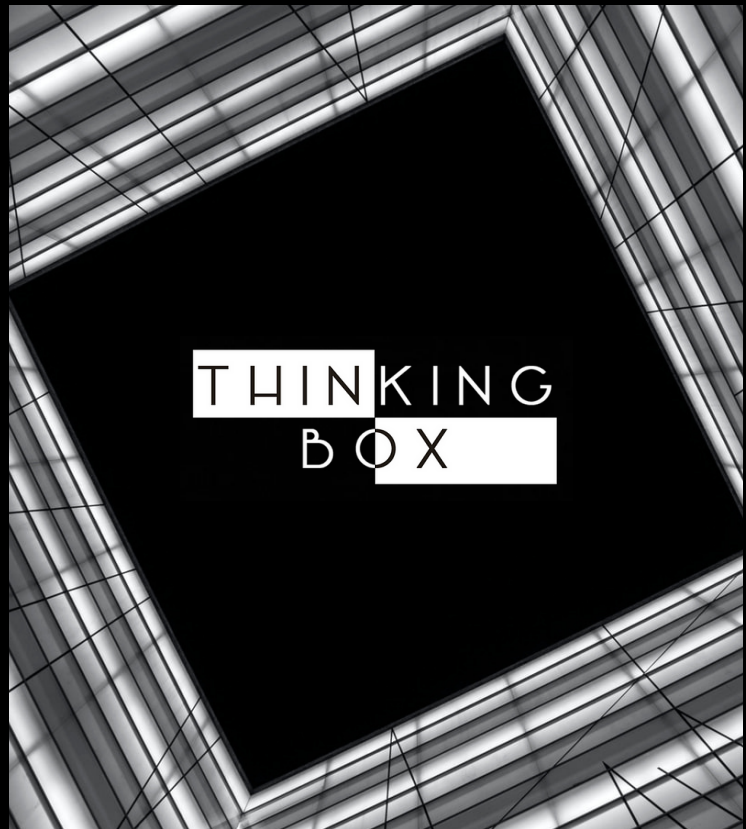
NEWSLETTER # 0 1

## WE

at 'Thinking Box' believe there are two kinds of people;

The former kind are the one's who play by the rules and stay in their verticals and the latter kind is the category of people who think, question and solve.

Thinking Box is a humble attempt to transition from the former kind to the latter kind so as to learn, evolve and grow by investing in knowledge.



This is our space to bring you information about all the buzz happening in the Real Estate, Construction, Sustainability, Architecture, Urban and the Finance world.



## Real Estate

**Model Tenancy Act, 2021**

**McDonald's is not a fast-food chain but a real estate empire?**

**The Real Estate Splitwise**

**Have you heard of title insurance and have you got it for your property?**

**What's the colour of your door?**

**Do you know that there are two types of rental agreements?**

**The guidance value of properties in Karnataka to be revised**

**Top 5 Affordable Vacation Rentals in India**

## Popular Post

# CAN YOU IMAGINE BUYING A PIECE OF LAND THAT YOU CAN ACCESS ONLY THROUGH A COMPUTER?

by [Manoj Kumar K](#)

A plot of land that you can call your own. A couple of thousand square feet of untouched soil, trees and all, where you can let your imagination run wild. A dream come true, right? Well, sort of. This is "Virtual Real estate."

**A piece of land on a blockchain-based real estate economy accessible only digitally and having no physical existence is called Virtual real estate. This utopian universe is popularly called "Metaverse".**

Virtual real estate is a chapter straight out of a science-fiction movie that has turned to reality.

## Thought Box

"Nothing in this world can take the place of persistence. Talent won't; nothing is more common than unsuccessful men with talent. Genius won't; unrewarded genius is practically a cliché. Education won't; the world is full of educated fools. Persistence and determination alone are all-powerful."

- Ray Kroc







## Finance

**Are you worried about inflation reducing your returns?**

**DIY Asset Allocation**

**Ways to reduce taxes on Mutual Fund Returns**

**Story of the First Green Bond Ever**

**REIT and INVIT made simple**

## Thought Box

"Seek wealth, not money or status. Wealth is having assets that earn while you sleep. Money is how we transfer time and wealth. Status is your place in the social hierarchy."

- Naval Ravikant

"Until man duplicates a blade of grass, nature can laugh at his so-called scientific knowledge."

- Thomas Edison

## Popular Post

# THE ABC'S OF 'GREEN BONDS'

by Pooja H Panicker

In this article, I would like to talk about the birth of an idea that has blown up into a \$129 Billion market today. It has also led to the birth of several other thematic bonds like itself creating an overall of \$2 Trillion markets around it (as per the numbers Bloomberg released dated March 23).

### What are 'Green Bonds'?

Green Bonds are a type of debt instrument with which capital is being raised to finance environmental projects (mostly renewable energy, energy efficiency, emission reductions projects). It is a key financial mechanism driving the global economy's transition to a greener future. At times, they are also called climate change bonds.



## Architecture & Urban

India's First 'Vertical Forest' to House 56 Families & 200 Trees

10 Things I Wish Someone Told Me Before I Got Into Architecture

## Sustainability

You are crossing the line!

The \$250m climate finance fund by BlackRock

## Construction

Top 7 Wacky Sustainable Construction Materials Used in the World

Which is better a Sunken slab or a Normal slab?

Manual Excavation vs Excavators

5 New construction trends

Virtual site visits

## 'The Madman act' of Demolition

by Pooja H Panicker

On August 31st, the supreme court passed a landmark judgement and ordered the demolition of Supertech's two 40-storey towers in Noida in the name of illegal activities. This is one of the headlines that struck my eyes in the last week. I immediately started drawing parallels with another familiar case in Kerala which ended up in demolition, 'The Maradu Case'. To give you a brief background, in January 2020, four apartment complexes in Maradu, a suburb of Kochi city, were razed down following a Supreme Court order for being built violating the Coastal Regulation Zone (CRZ) rules.

Ok, let me put it out there. As an architect, I don't really understand demolition. Is it the solution to fighting real estate corruption and building rules violations? It is a humongous waste of time, manpower, money, and resources and one of the most pathetic ways of dealing with socio-political issues, corruption, and violation in the real estate industry.

Yes, there is a lot of illegal construction and other activities in the real estate sector. But, once something so gigantic as a 40-storey twin tower is built, what is the point of breaking it all down?



### contd..

The Supreme Court of India passed a landmark judgement on August 31st to demolish the twin tower. The court roped in Mr Sharad B Sarwate who guided the demolition of Maradu apartments to understand the process of tearing down a building. I understand demolition if the building in question is of inferior quality when it comes to its structure and could pose a threat to the lives of people. But the Supreme Court wants to set this case as a precedent to avoid any further violations. I believe we can devise way better solutions or intervene at an early stage.



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