



BangaloreTimes

★ MILEY CYRUS SAYS SHE INHERITED HER 'NARCISSISM' FROM HER FATHER

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FRIDAY, JUNE 14, 2024
ADVERTORIAL, ENTERTAINMENT INDUSTRY
PROMOTIONAL FEATURE



BRAD PITT
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TO SHILOH
TESTIFYING
IN CUSTODY
TRIAL



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JUN - JUL

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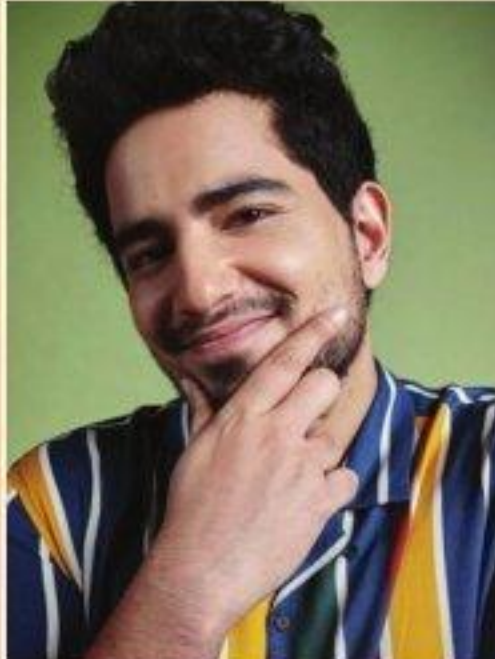
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EXCITING EVENTS

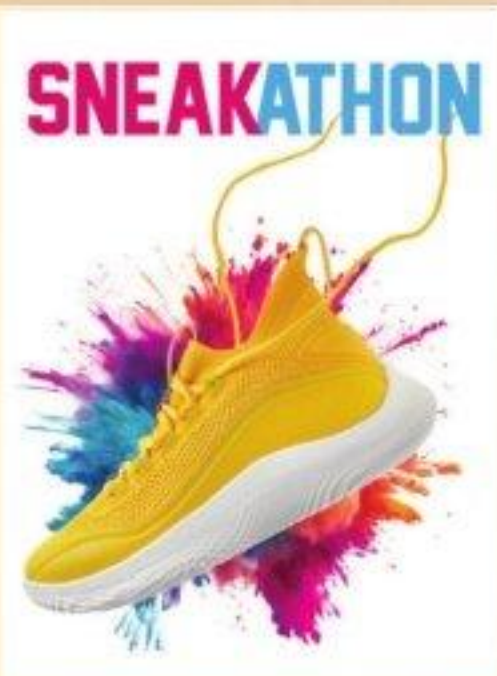
TAMANNAAH BHATIA
SHISEIDO VITAL
PERFECTION RANGE
LAUNCH AT THE
SHISEIDO STORE
24TH JUNE
6:00 PM ONWARDS



MAME KHAN
LIVE IN CONCERT | 15TH JUNE
7:02 PM ONWARDS
BOOK TICKETS ON **my**



SAMAY RAINA
STAND-UP COMEDY | 6TH JULY
8 PM ONWARDS
BOOK TICKETS ON **my**



SNEAKER FEST
27TH JULY



AASHISH SOLANKI
STAND-UP COMEDY | 10TH AUG
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LABEL RITU KUMAR | ONLY | HUNKE MOLLER | LA VIE EN ROSE | ZIVAME | CALVIN KLEIN UNDERWEAR | MANGO MAN | NAUTICA | LOUIS PHILIPPE | USPA | JACK & JONES | ARROW | CELIO | JACK & JONES PREMIUM & SELECTED | GANT | SIMON CARTER
ALLEN SOLLY | USPA | DIOR | JO MALONE | TIRA BEAUTY | ESTEE LAUDER | MAC | CLINIQUE | BATH & BODY WORKS | BLACKBERRYS | THE RAYMOND SHOP | MADE TO MEASURE | COLORPLUS | MUFTI | PEPE JEANS | SPYKAR | ALLEN SOLLY WOMEN
VANHUSEN WOMEN | TRIUMPH | ENAMOR | JOCKEY | ZIVAME | NYKD NYKAA | VAN HEUSEN INNERWEAR | MASABA | MANYAVAR | MOHEY | HOUSE OF PATAUDI | HOUSE OF RAISONS | JAYPORE | KOSKII | TANEIRA | SOCH | MOHANLAL SONS | TAAVI
TARUNI | BIBA | DE ROYAL | MEENA BAZAAR | W | AMUKTI | AURELIA | ETHNIX BY RAYMOND | NYKAA LUXE | THE BODY SHOP | L'OCCITANE | PARCOS LUXE | SHISEIDO | FOREST ESSENTIALS | KAMA AYURVEDA | BABY FOREST | MAMA EARTH
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BATA PREMIUM | BRIC'S | HUSH PUPPIES | GEOX | GIOIA | INC 5 & ATESBER | WOODLAND | FIT FLOP | FIZZY GOBLET | ALDO ACCESSORIES | HIDESIGN | SAMSONITE BLACK LABEL | MOCHI | HOUSE OF DELSEY | AMERICAN TOURISTER | VIP LOUNGE
IT LUGGAGE | BAGLINE | MOKOBARA | HAMSTER LONDON | ACCESSORIZE | MALABAR GOLD & DIAMONDS | TANISHQ | SENCO GOLD & DIAMONDS | ORRA | SWA DIAMONDS | CARATLANE | BLUESTONE | MIA BY TANISQ | SWAROVSKI | TRIBE BY AMRAPALI
GIVA | SHAYA | CARATLANE | SOI OMBRE | PEORA | KUSHAL'S FASHION JEWELERY | RADO | LONGINES | CASIO | TISSOT | SEIKO | JUST WATCHES | JUST IN TIME | WORLD OF TITAN/HELIOS | CLUB A | ADIDAS KIDS | KATE & OSCAR | JACK & JONES JUNIOR
ALLEN SOLLY JUNIOR | NAUTICA KIDS | MANGO KIDS | MOTHER CARE | SAWASDEE SPA | PLAY SALON | TONI & GUY | TIP & TOE



BangaloreTimes

FRIDAY, JUNE 14, 2024
ADVERTORIAL, ENTERTAINMENT INDUSTRY
PROMOTIONAL FEATURE

DWAYNE JOHNSON SUFFERS
INJURY ON SET OF NEW FILM

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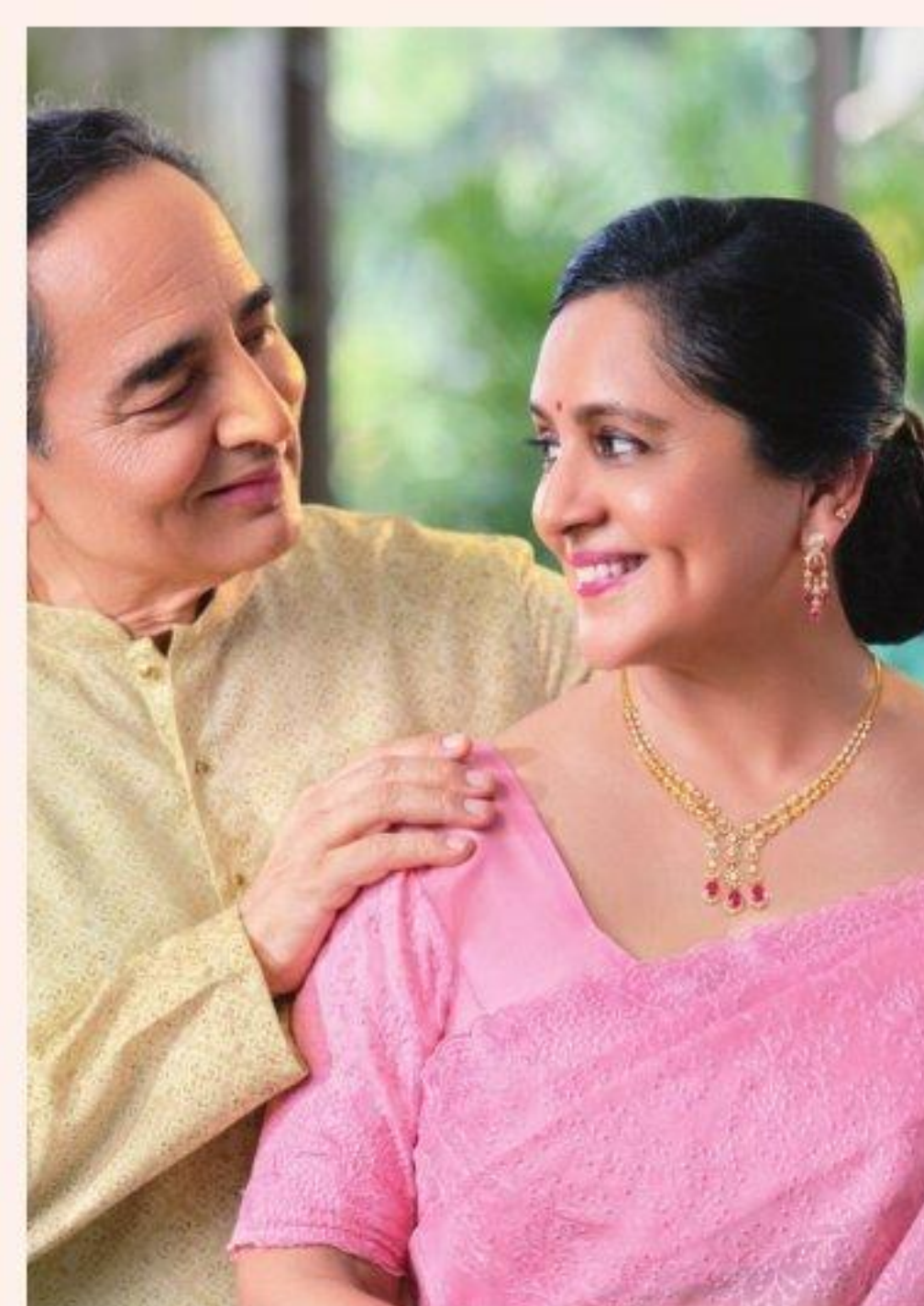
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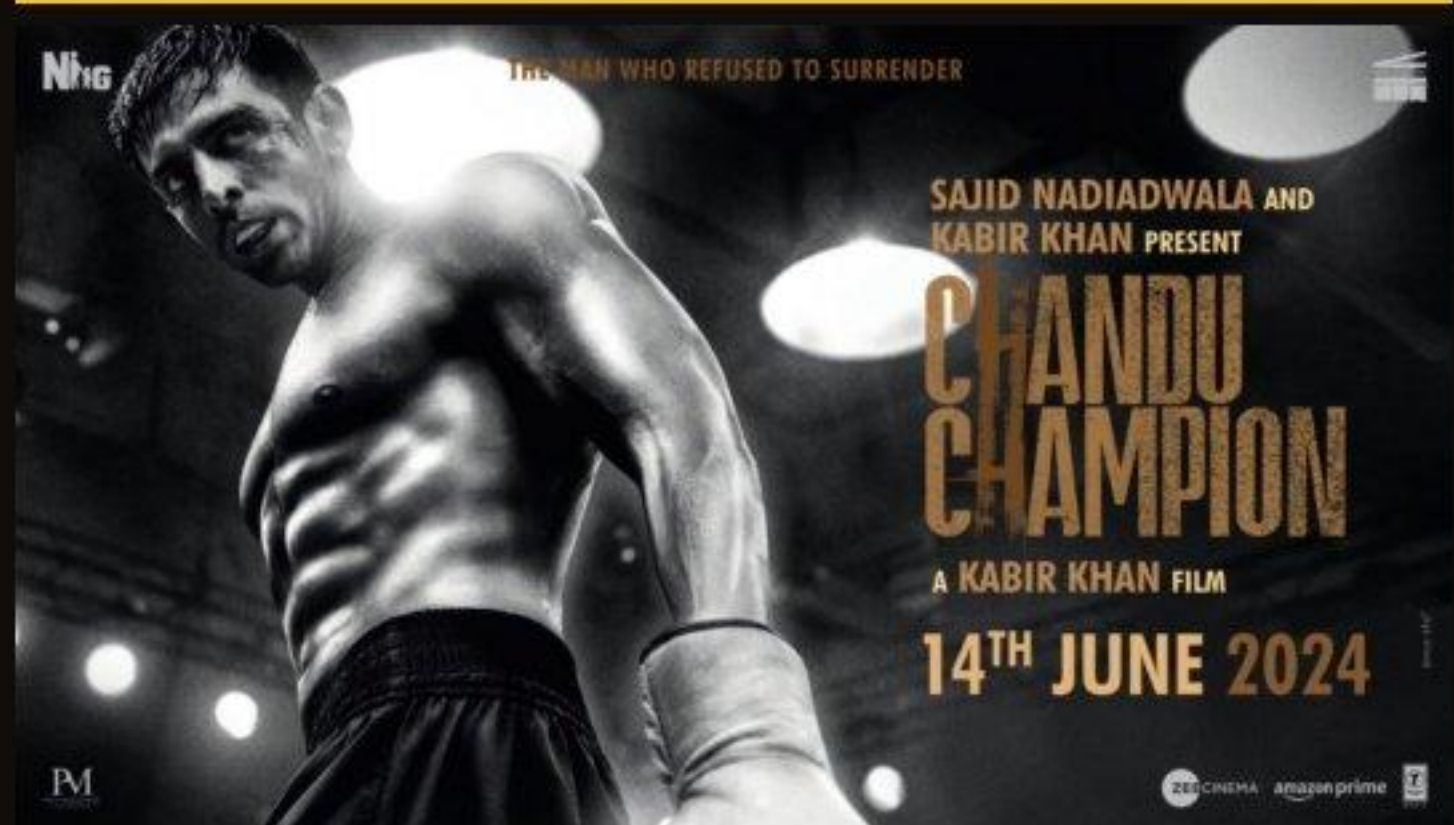
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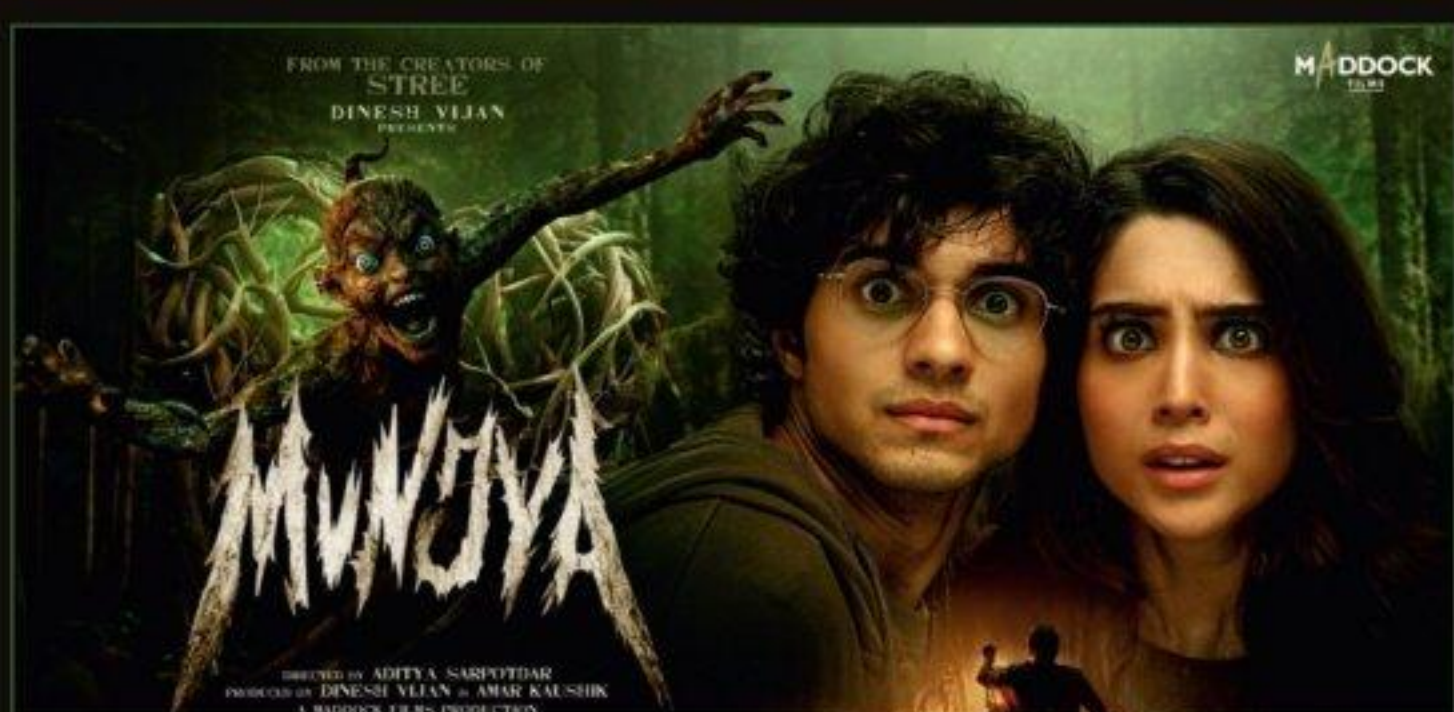


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CAMARADERIE AND SUPERSTAR BONHOMIE ENLIVEN AP'S SWEARING-IN CEREMONY

From Power Star's wife Anna Lezhneva getting emotional, Chiranjeevi sharing a heartwarming moment with his brother, and Balakrishna's kiss on Nara Bhuvaneshwari's forehead, the event brimmed with a spectrum of emotions



Chiranjeevi was filled with happiness as Prime Minister Narendra Modi shared a warm moment with him and Pawan Kalyan on stage at the ceremony



Jana Sena chief Pawan Kalyan sought blessings of his brother Chiranjeevi



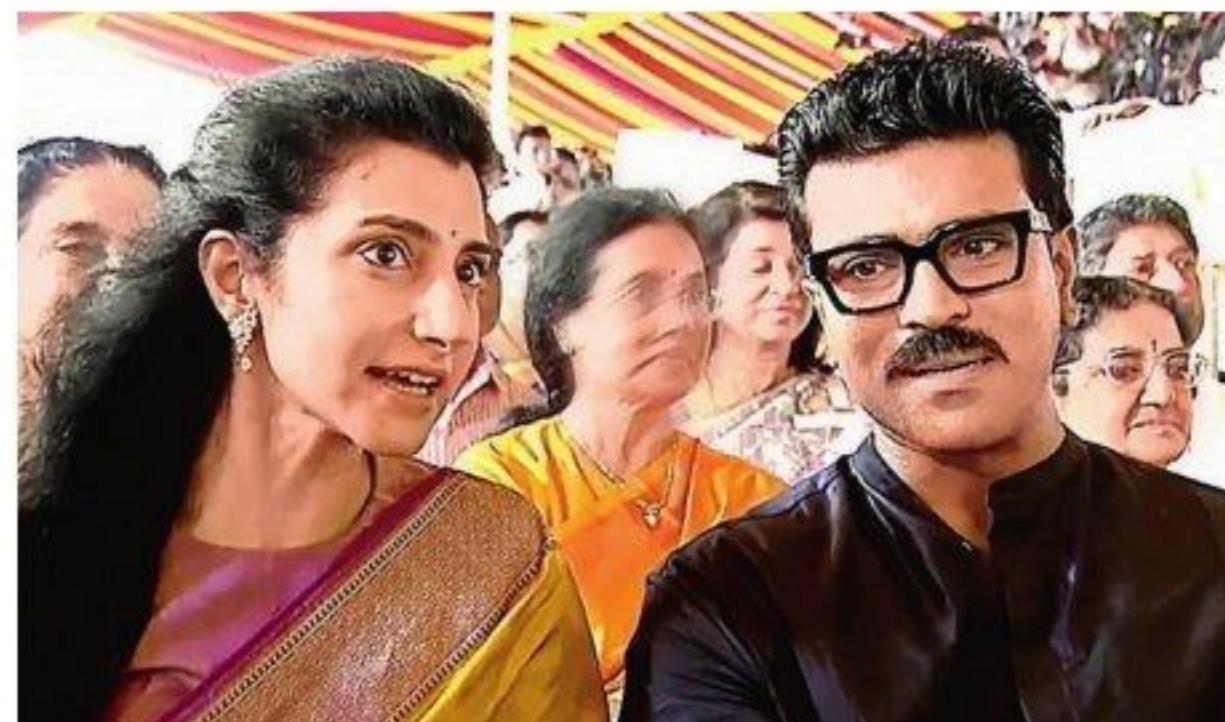
Pawan Kalyan's wife, Anna Lezhneva, beamed with pride as he took oath as Andhra Pradesh Minister. Fans also noticed her getting emotional, with tears welling up in her eyes



Two iconic figures of Indian cinema, Rajinikanth and Chiranjeevi, were seen engaging in a pleasant conversation. This interaction between the superstars was one of the highlights of the event



Balakrishna planted a kiss on his sister Nara Bhuvaneshwari's forehead on stage, showcasing their close bond



In a rare moment, Nara Brahmani and Ram Charan were seen seated next to each other and engaged in conversation



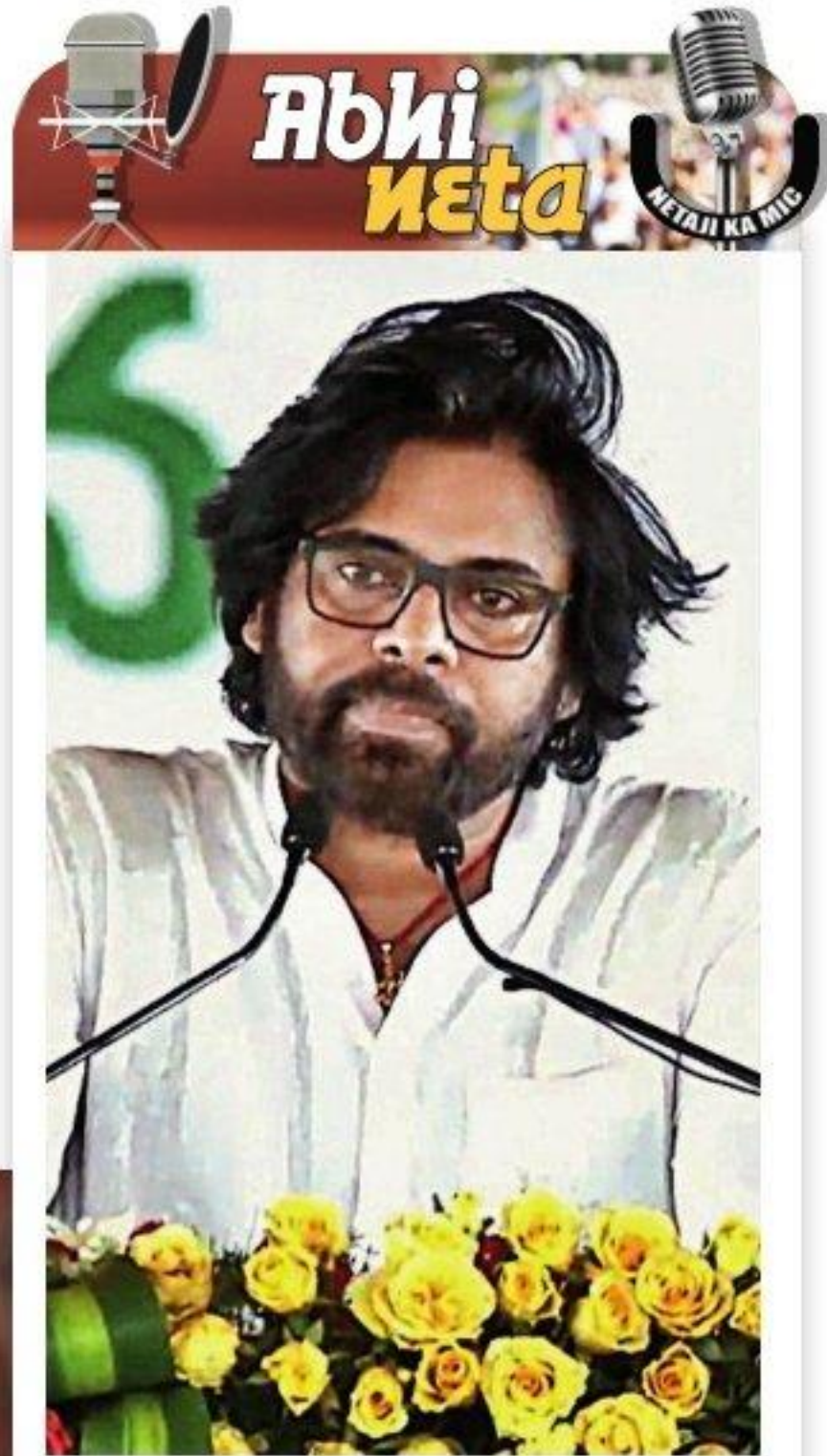
Naga Babu, Surekha, Sai Durgha Tej, Niharika Konidela and other family members arrived at the location in a bus; Niharika wrote on Instagram, "En route to witness our janasenani's swearing ceremony (sic)"



Sai Durgha Tej shared a post after the swearing-in ceremony that read, "Konidela Pawan Kalyan ane manam (sic)"



Krish Jagarlamudi, Nikhil Siddhartha and Meher Ramesh were present at the ceremony. Before the event, Krish called the victory a "historic milestone for Andhra Pradesh"



Pawan Kalyan, who won as an MLA from the Pithapuram Assembly seat in Kakinada district, took oath as Andhra Minister at the ceremony



Balakrishna was at his energetic best throughout the event, engaging in lively conversations with Chiru and Rajini, adding a spark to the gathering



Pawan's son Akira Nandan and daughter Aadya were styled for the event by their mom Renu Desai

Pawan showered with wishes on social media

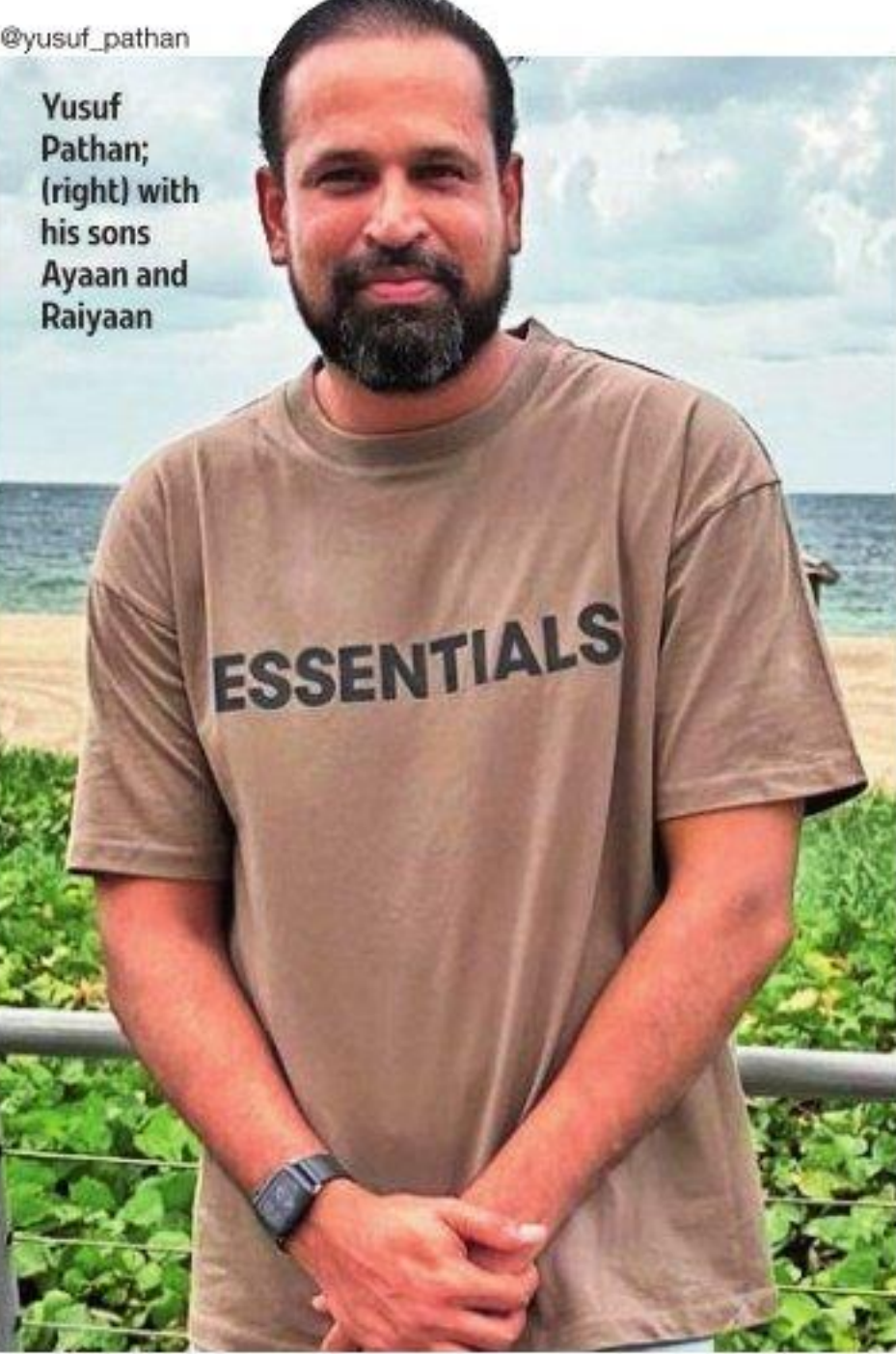


Pranitha Subhash

So proud of my Co-star. Always knew @PawanKalyan garu would create history

Manoj Manchur

Congratulations to janasenani, Power star @PawanKalyan garu on taking oath at Minister of perseverance and dedication has led to this heroic victory. Looking forward to witnessing your transformative leadership and monumental achievements anna. #PawanKalyanAneNenu goosebumps moment forever



Yusuf Pathan; (right) with his sons Ayaan and Raiyaan

Looking forward to my political stint; a new experience: Yusuf

Soumitra Das

Former Indian cricketer Yusuf Pathan, who was the All India Trinamool Congress candidate from Baharampur in West Bengal at the 2024 Lok Sabha elections, turned out to be a giant killer: Yusuf, who got 5,24,516 votes, defeated veteran Congress leader Adhir Ranjan Chowdhury by a margin of 85,022 votes. Yusuf, who has been a part of two World Cup-winning teams (2007 T20 World Cup and 2011 50-over World Cup), says, "When you play for the country, you are serving the nation in a way and I feel proud that I have been a part of two WC-winning teams. This (election victory) is also about serving our great nation and so, the joy and pride are the same as representing India in cricket." "I am looking forward to serving the people of Baharampur," he signs off.



My family is very happy for me. My sons (Ayaan and Raiyaan) are too young to understand the magnitude of this win, but they know that their father has won something very important

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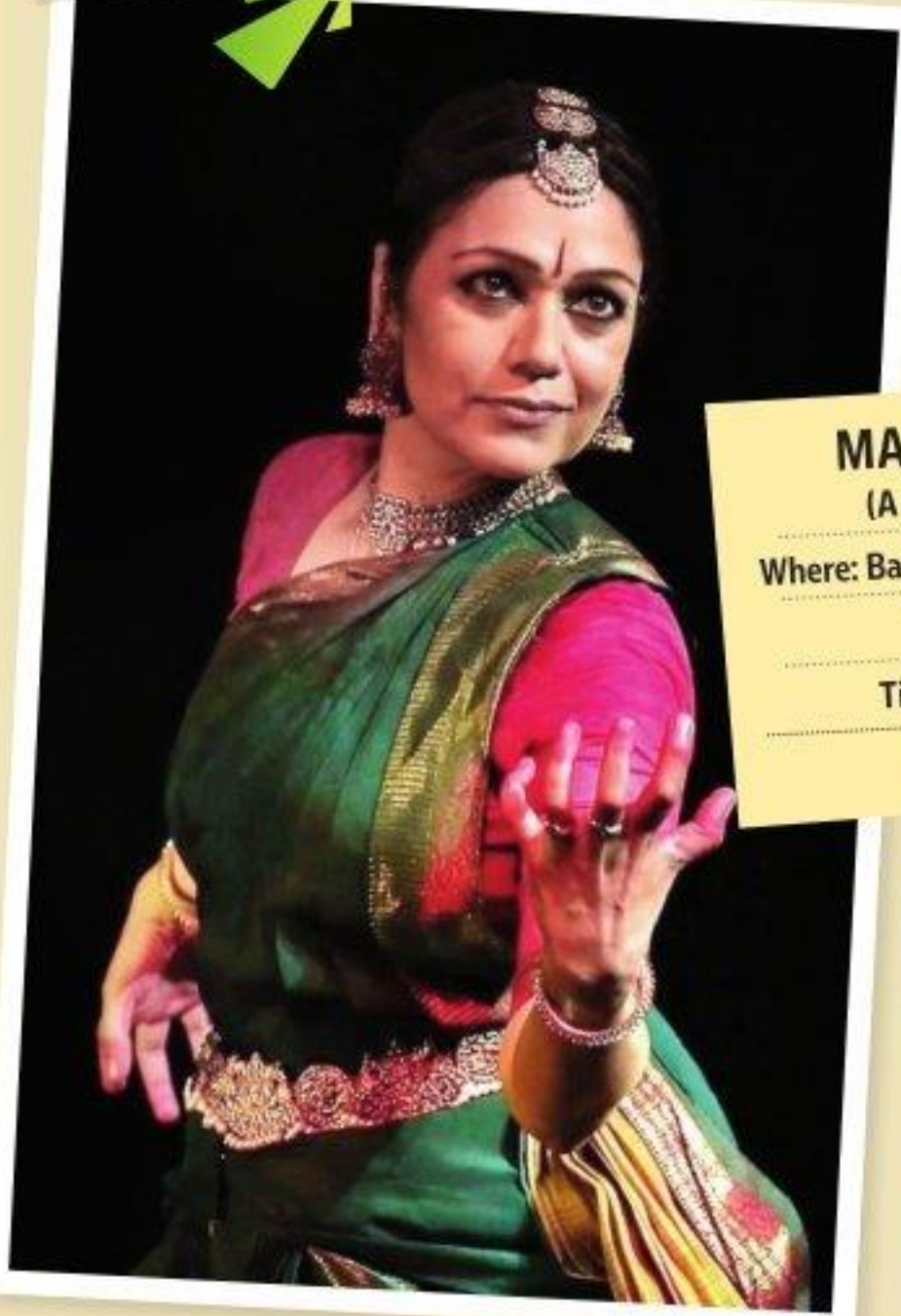
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BangaloreTimes Weekend Planner



ART EXHIBITION

Where: Chitrakala Parishath
When: till **June 16**
Time: 11 am to 6 pm
Entry: **Free**

MAD AND DIVINE

(A dance performance)
Where: Bangalore International Centre
When: **June 14**
Time: 7 pm to 8.30 pm
Entry: **Free**

THE GOOD DOCTOR

Where: Medai - The Stage Bengaluru
When: **June 16**
Time: 7.30 pm
Entry: **₹300**

BTS NIGHT

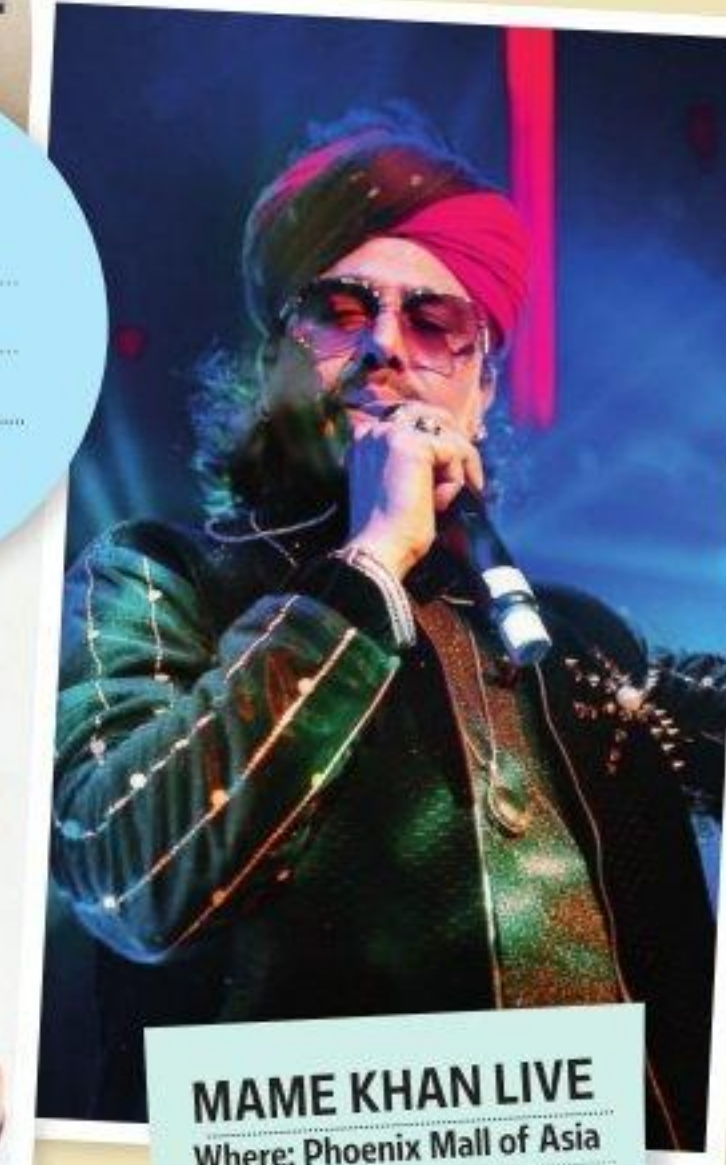
Where: Just BLR
When: **June 15**
Time: 5 pm
Entry: **₹499**



INHERITAGE
(A performance installation)
Where: Bangalore International Centre
When: **June 14 to June 16**
Time: 11 am onwards
Entry: **Free**

MAME KHAN LIVE

Where: Phoenix Mall of Asia
When: **June 15**
Time: 7 pm
Entry: **₹749**



Uff, uff mirchi! Denmark recalls Korean ramen over spiciness levels

Denmark's food agency has recalled three varieties of South Korean instant ramen noodles, warning consumers that its spice level might cause acute poisoning. Three hot flavours of the noodles are being withdrawn: Buldak 3x Spicy & Hot Chicken, 2x Spicy & Hot Chicken, and Hot Chicken Stew. In an statement, the Danish body said to its citizens: "If you have the products, you should discard them or return them to the store where they were purchased." It also is-

sued a warning for children, urging parents to contact the medical helpline if kids showed acute symptoms. According to a news report, the company, Samyang Foods, stated that this is the first time its products have been recalled for being too hot. "We understand that the Danish food authority recalled the products, not because of a problem in their quality but because they were too spicy," the firm told BBC.

- The company's products are popular in many countries. In 2023, their operating profit touched a record high of over \$110 million (₹835 crore)
- After the buldak carbonara ramen went viral on TikTok, the company witnessed its stock price skyrocket 70% in recent months



iStock

POV There's a cat among the lawmakers. So what's new?



Much to the disappointment of conspiracy theorists, the "mysterious creature" strolling around Rashtrapati Bhawan during the swearing in ceremony turned out to be - not an animagus or an actual leopard - but a common cat. The assurance came after the majestic structure was combed by a team deployed to find out if there was indeed the possibility of an unidentified animal making itself at home with the country's most powerful women and men. After all, lawmakers have had a rather uneasy co-existence with certain creatures, especially the rhesus macaque.

During the G20 summit held last year in the capital, civic authorities had to install life-size cutouts of langurs at strategic locations - to scare away the marauding smaller monkeys. Earlier, the old parliament blocks were witness to everything from professional monkey catchers to people dressed up as langurs, to keep the primates at bay. In fact, in 2014, the New Delhi Municipal Corporation hired 40 such men to tame the monkeys running wild in what they evidently believed, was their territory and the humans - no matter how important in their world - were either a source of food, or just intruders. The then Minister of Urban Development had to assuage the fears of his colleagues by detailing the efforts being made to deal with the monkey trouble. It included the acquisition of rubber bullets among other things.

The turf war between parliamentarians, government officials and monkeys is stuff of legend. It inspired a dark social satire called *Eeb Allay Ooo!*, and had correspondents from BBC and NYT chasing this...very Indian story.

In the web series, *Poacher*, one of the recurring themes is that of creatures watching us from the nooks and crannies of cities and towns. The idea, said the makers, was to convey how they were always there, even before we arrived.

The appearance of the cat in the Rashtrapati Bhawan on one of its busiest days is thus a reminder, that no matter how tight the security or how sanitised our urban spaces, the animal world will always find a way to make its presence felt.

Agree? Disagree? Got a POV idea? Write to us at: pov@timesgroup.com

LEISURE

EVENTS

MEETING
Recovery from drug addiction, an online meeting, is held every day, from 7 pm to 8 pm. Zoom meeting ID is 8421668628. For login password, call: 9880590059

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SUDOKU CHALLENGE

Level: Medium

		4		8		5		
5								1
	8	7		6	4			
	2	1	3	5	9			
								4
	6	2	7	4	1			
	3	6		2	8			
6								9
	7		1		6			

HOW TO PLAY

Fill in the grid so that every horizontal row, every vertical column, and every 3x3 box contains the digits 1-9, without repeating the numbers in the same row, column or box. You can't change the digits already given in the grid. Every puzzle has one solution.

TIMES HITORI

5	5	1	5	7	5	3	5
1	5	5	3	2	6	4	7
7	6	4	3	1	6	8	9
5	9	6	4	8	7	1	7
1	4	4	1	4	2	3	6
4	7	8	5	6	9	2	1
2	2	1	6	3	2	5	8
8	1	7	9	7	4	6	3

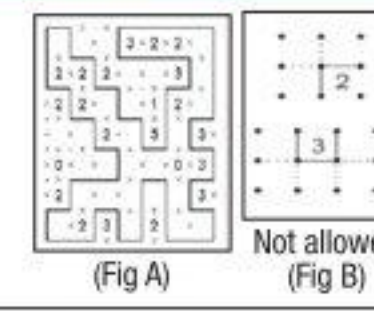
8	5	5	7	3	5	4	6
4	5	1	6	7	6	5	2
2	5	7	1	5	4	6	8
5	6	2	4	3	7	6	3
2	7	5	5	1	7	2	7
1	6	6	4	3	5	7	
7	8	4	6	2	3	3	7
8	4	5	2	3	5	7	1

Example

RULES

- Connect adjacent dots with vertical or horizontal lines, creating a single loop (Fig A).
- Crossovers or branches are not allowed (As shown by dotted lines in Fig B).
- Numbers in the puzzle indicate the number of lines that should surround it, while empty cells may be surrounded by any number of lines.
- You can't draw lines around zeroes.
- Each puzzle has just one unique solution.

LOOP THE LOOP



HOW TO BEGIN:

Example (Fig A) - Begin with the zero next to 3. Since no lines can be drawn around zero, mark crosses around it, as shown. Now there is a cross in one space around 3. So we know the three lines of 3 can only be drawn in the remaining three spaces. Next, these lines can only be extended in one direction each. Continue, using the same logic. Hints: Keep eliminating possibilities by marking crosses in spaces between dots where a line isn't possible, i.e., if you have already completed required lines or where a line extension may create a branch or cause a deadend (Fig B).

THE DAILY CROSSWORD

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18						19			
20						21				22				
	23				24		25							
26	27				28		29		30			31	32	33
34				35				36		37		38		
39						40			41			42		
43					44			45			46			
47					48		49		50				51	
				52				53		54		55		
56	57	58						59		60			61	62
63					64				65					
66					67						68			
69					70						71			

By Laura Dershowitz

14/06/2024

ACROSS

- 1 Use a Keurig, say
- 5 Name associated with a philosophical razor
- 10 Branded tees or mugs, maybe
- 14 Traditional wisdom
- 15 "I'm not seeing it"
- 16 Follow
- 17 Bookworm
- 19 Alan of "Marriage Story"
- 20 Lunch option on the Shinkansen, say
- 21 Took away (from)
- 23 "Who knew?"
- 25 With diffidence
- 26 PD alert
- 28 Ingest
- 30 In the past
- 31 Dollop
- 34 Sensitive subject
- 37 Suriname in a classic
- 39 Meat in Hawaiian cuisine
- 40 Teaser ad
- 42 Italian wine region
- 43 Divination
- 45 Head-scratchers
- 47 Speedometer stat
- 48 boost
- 50 Twin set?
- 51 Dr. of rap
- 52 French "Cheers!"
- 54 Screwdriver, in a pinch
- 56 Chewy candy bars introduced in 1921
- 60 Full of the latest
- 63 Triumphant cry
- 64 Fresh start
- 66 U2 singer
- 67 Little meower
- 68 Cannon of film
- 69 Toy on some holiday cards
- 70 Matzo's lack
- 71 "Last four digits" IDs

Thursdays Puzzle Solved

Y	E	A	H	O	N	E	T	O	N	I	F	S
E	L	L	E	P	A	N	I	N	I	R	I	O
N	O	T	A	B	I	G	D	E	A	L	R	E
S	N	O	R	E	C	D	T	F	A	S	O	
			S	N	A	F	U	I	H	A	D	T
			I	S	N	T	H	A	T	S	P	E
			L	I	E	S	O	U	S	T	L	E
			L	A	W	N	Y	C	A	I	M	T
			S	U	E	E	B	B	S	C	E	D
			T	H	A	T	S	A	T	A	L	L
			V	A	L	E	T	S	T	E	E	N
			A	W	E	S	H	E	H	C	S	P
			P	A	R	I	T	S	G	O	O	D
			P	I	T	C	O	M	E	I	N	A
			S	I	S	K	N	E	L	L	S	L

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13/06/2024

DOWN

- 1 Say too much
- 2 Wander about
- 3 Mid-March cry
- 4 United with
- 5 Have loans
- 6 African lake in four countries
- 7 Surrenders
- 8 First name in soul
- 9 Gentle carnival ride
- 10 Given by Spider-Man's first love
- 11 Sky's "Breaking Bad" spouse
- 12 Campaign staffer
- 13 Chuffed
- 18 Bunch of romantics? potato dish
- 22 gobi: South Asian
- 24 Without a care in the world
- 26 State in northern India
- 27 Temporary, as a bar or restaurant
- 29 Publisher with a mountain peak logo
- 31 Completely fall apart, as a deal, or an apt title for this puzzle?
- 32 Marine mammal that uses rocks to crack shells
- 33 State capital in the Treasure Valley
- 35 Flightless bird
- 36 Word with later or tiny
- 38 "Curse!"
- 41 Online admin
- 44 Bring up, or something to bring up
- 46 Acquires
- 49 Extend past
- 52 Church council
- 53 Angle symbol, in trigonometry
- 55 Merges
- 56 Lobsterfest wear
- 57 Missing GI
- 58 Fillet's lack
- 59 Coll. entrance exams
- 61 Superfan
- 62 Strong desires
- 65 "The 1619 Project" publisher, for short

SOLUTIONS TO GAMES/PUZZLES

TIMES SUDOKU

4	9	8	1	5	7	6	2
2	6	3	4	9	1	8	7
1	2	8	2	6	9	5	4
5	1	4	7	2	9	8	6
7	4	2	6	9	8	5	1
9	8	6	5	1	2	7	4
6	2	7	9	4	1	3	5
8	1	4	2	3	6	9	7
3	9	1	9	6	7	2	1

LOOP THE LOOP

x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x

TIMES HITORI

6	9	7	6	7	1	8
8	5	6	9	2		
1	2	6	9	5	8	4
9	2					
6	1	8	9	6	5	
4	9	2	6	5	1	
6	7	4	1	5	1	
6	7	4	1	5	1	

SPELLATHON

Words: Radio, birch, heated, wigwam

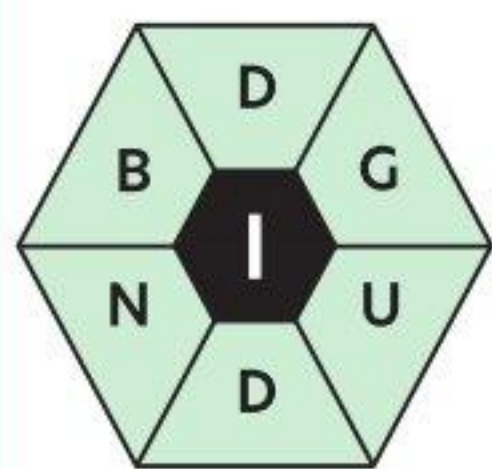
SCRAMBLE

Words: Radio, birch, heated, wigwam



SPELLATHON

Today's Ratings:
02-average | 03-good |
04-outstanding



How many words of four or more letters can you make from the letters shown in today's puzzle? In making a word, a letter can be used as many times as it appears in the puzzle. Each word must contain the central letter. There should be at least one seven letter word. Plurals, foreign words and proper names are not allowed. British English Dictionary is used as reference.

DENNIS THE MENACE



"YOU'RE DRAINED? TRY BEING GOOD FOR THREE DAYS IN A ROW!"

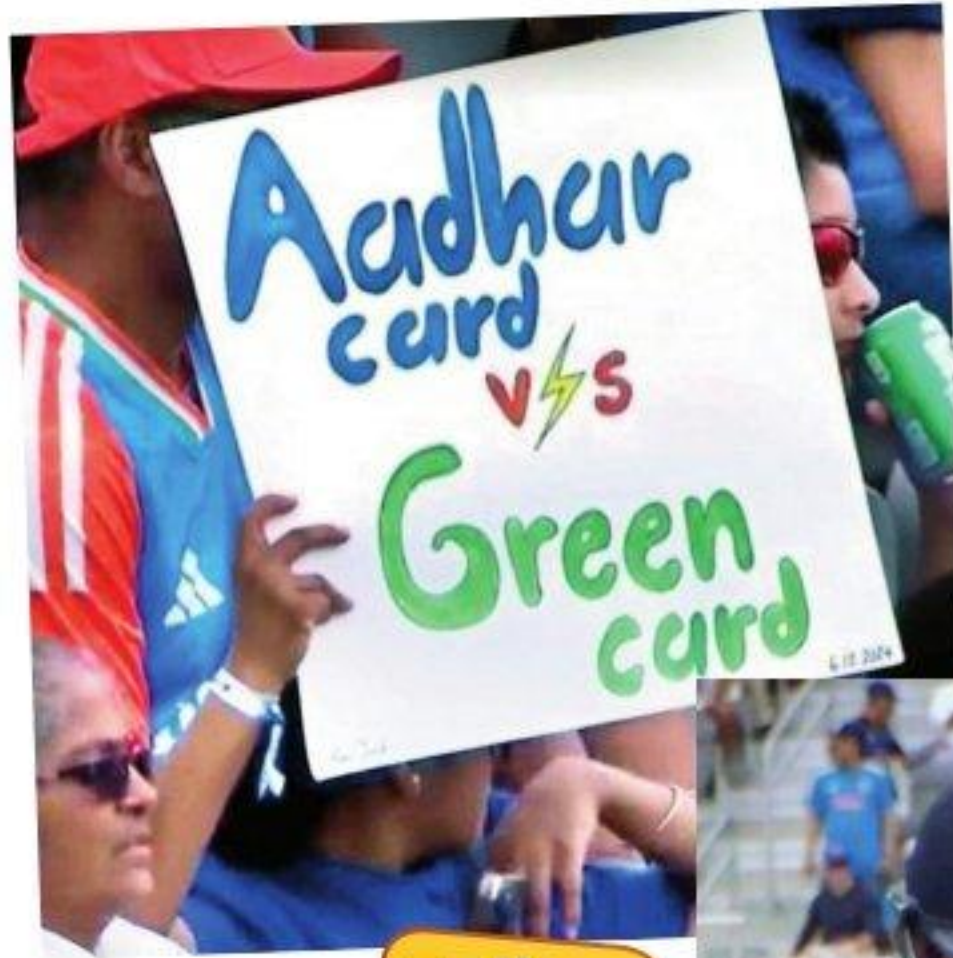
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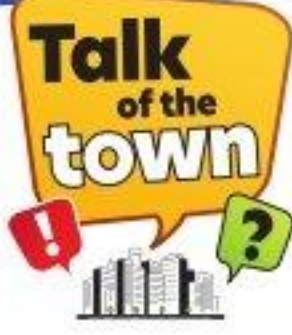
ARIES: You are in a pepped up mood rearing to go, and this is the time to work fast to complete the projects in the pipeline. Splendid money making opportunities are available, just explore and work hard. You will have to learn to conciliate freedom with responsibility, understanding that freedom is not given to the one who earns it.
TAURUS: Subconsciously something has been growing in you that has not been dealt with, come to light or outlined in a direct and respectful way. Give yourself a break and respect your own individual style.
GEMINI: Try to reduce your expenditures on unnecessary things. Time for housekeeping at both office and home. Work place issues are likely to pop up; the key is to respond with an eye toward a solution instead of getting bent out of shape.
CANCER: You are sure of your feelings and need to revitalise them by sharing them openly with your loved one. You may discover a side of your sentimental and sensuous nature that you had not known before.
LEO: If you are in love and up till now you have not expressed your feelings, it probably would be a good time to do it. It is advisable to become

aware and to control certain instinctive tendencies that could emerge. This day may turn out to be interesting in the end.
VIRGO: With Venus now in your tenth house, career matters need diplomatic handling. Be ready to combat your jealous streak. Your life in regard to love and feelings tends to be complicated now. You will be speaking of real a value that seems to have plenty of it around today.
LIBRA: Take a vacation or short break if you can now while Venus moves through your travel sector. There is a possibility of a small irritation or conflict about importance at work place. Be extra hard on yourself to accomplish more and get more.
SCORPIO: Venus is now positioned in the right house and thus is good for easy money coming in. Friends are eager to help you along your way. Now is the time to review possible latent issues.
SAGITTARIUS: Challenges can be expected. You don't have the courage to reach your goals. One of your ongoing challenges is to fight inflexibility and figure out others' perspectives. Avoid capricious, disrespectful reactions.
CAPRICORN: A short travel is probable, don't avoid it, as it will be beneficial. An increase of your personal energy level depends a great deal on your will. You will have to achieve simplicity in certain matters.
AQUARIUS: This day could lead to a certain vacuum sensation upon recapturing your daily responsibilities. Your inner expansion produces an agreeable sensation and enjoyment. The stars say it is important to think critically and stick to your guns.
PISCES: It may be time to find a new direction for the better of all. Voice your feelings and it might just move things along. Making hard decisions difficult but ferreting out intuitive revelation easy. You might need to do some favours to friends at some point.



IND V/S USA: AADHAR CARD TRUMPS GREEN CARD

Despite a low-scoring match and Saurabh Netravalkar's brilliant opening spell for USA, Team India managed to win their first international match against the United States



Byomkesh
@byomkesbakshy

Rohit Sharma aur Virat Kohli as openers !! #INDvsUSA



Lot of these guys have played cricket together, very happy to see their progress. Saw them last year in MLC as well, they are all hard-working guys

- Rohit Sharma about Team USA



ROHIT SHARMA 3 6
c HARMEET b NETRAVALKAR
FOURS 0 SIXES 0 DOTS 3 STRIKE

VIRAT KOHLI 0 1
c GOUS b NETRAVALKAR
FOURS 0 SIXES 0 DOTS 1

Saurabh Netravalkar took the wickets of Virat Kohli and Rohit Sharma in a span of 2 overs, leaving Indian fans worried

best office employee

Saurabh Netravalkar will tell his grandchildren that he took the wickets of Virat Kohli and Rohit Sharma cheaply
—Sunil Gavaskar

Wellu
@Wellutwt
Promotion on the way bhai
#INDvsUSA

Aanchal Agrawal
@aawwnchal
Oracle yeh Netravalkar WFH ke naam ke cricket khel raha hai, iski chutti cancel karo.

Sagar
@sagarcasm
Strange day, penalty scored more than Rohit Kohli combined today

USA was handed a penalty for slow over rate. As a result India were awarded 5 runs

RATNISH
@LoyalSachinFan
Appreciation post for USA cricket team. They have been unbelievable so far in this T20 World Cup. Hope they wins against Ireland and qualify for Super 8 stage. #INDvsUSA

While the odds were against USA, their performance earned them a pat on the back from fans and players alike

WORLD CUP FOLL...
@BiggBossTwt
USA have been docked 5 penalty runs. They have gone past 60 seconds to start a new over 3 times in the innings. As per the new rules, that's a penalty

BONUS FOR TEAM INDIA



It's vacay time for both MS DHONI and R ASHWIN, and the cricketers have been exploring the scenic beauty of France with their respective families. While Sakshi Dhoni shared pics of Thala and daughter Ziva at the Eiffel Tower, both Ashwin and wife Prithi have been sharing snaps that set #familyvacaygoals

HOW TO: Maintain correct posture while cycling



- Relax your shoulders and lower them away from your ears; we don't want stiff shoulders at the end of the ride due to tensed posture. This also frees up your head, making it easy to turn and navigate better.
- Maintain a neutral spine; keep your back in a relaxed position. Keep a straight line between your hips and your shoulders; it should engage your core. The best way to check this is to see if your abdominal muscles are taking a break while cycling as this could be because of a slouched riding position.
- Maintain the position of your knee over the pedal; it should not bow outwards as that would cause pain.

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http://www.bhartiyamallofbengaluru

MANGO: You can use mangoes in many ways. Aamras ke kebab, curry with mango, mango raita and more can be made. **BENEFIT:** Strengthens immunity

LITCHI: Try sago and litchi pudding, litchi phirni or kulfi, litchi and cucumber salsa, litchi vinaigrette, litchi ceviche and more. **BENEFIT:** Good for heart, liver, and brain

POMEGRANATE: Pomegranate molasses is made by reducing pomegranate juice to a syrup. The molasses adds a tangy zing to dressings and marinades. **BENEFIT:** Has anti-inflammatory properties

WATERMELON: Use watermelon in halwa, chilke ki sabzi, gazpacho and prosciutto wrapped watermelon. **BENEFIT:** Prevents dehydration and helps manage weight if consumed in place of a sweet snack made of refined, artificial sugar

KOKUM FRUIT: Think kokum sharbat, popsicles, sorbet and more. Sol kadi can be consumed as an appetizer. It is prepared with the kokum fruit and thick coconut milk. **BENEFIT:** Aids digestion

CHERRIES: Prepare a cherry Waldorf salad, marmalades, pies, chutney, etc. Cherry & oat crumble tastes well with vanilla ice cream. **BENEFIT:** Lowers cholesterol. Inputs by chef Reetu Uday Kugaji

ICE APPLE: Try kulfi, ice creams, parfait, etc. A drink prepared with pureed ice apple coconut milk and rose syrup can be soothing. Make a salad with ice apple, mangoes and lemon juice dressing. **BENEFIT:** Prevents heat stroke

TIP: Tadgola is a highly perishable fruit. Consume it fresh. Overripe ice apples can you a stomach ache.

What's trending

- Mango can be used for fermentation without yeast by incorporating ginger skin.
- Try lacto-fermentation of fruits like mango, apple and cherries. This method involves fermenting fruits with lactic acid bacteria to improve gut health.
- Make fruit leather out of the skin.
- Combine whey protein with citrus fruits. This pairing has refreshing flavours and nutrients.

— Chef Sarfaraz Ahmed and Beverage Expert Chef Rahul Kamath

Phalsa chutney

Cherry marmalade

Watermelon gazpacho

Kokum sharbat

Pomegranate molasses labneh

Ice apple parfait

Aamras

Litchi matha kulfi

SALSA, PANCAKE: MAXIMISE YOUR SUMMER FRUITS

Shikha Shah

From melons to berries, summer fruits help you stay energised. "Summer offers a variety of great produce, especially fruits. Consuming watermelon, muskmelon, mangoes in this season is recommended," says chef Abhishek Pednekar. Culinary consultant Reetu Uday Kugaji adds, "Seasonal foods are not only nutritious and fresh but also pocket-friendly."

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PVR - INOX CINEMAS (DIRECTORS CUT, FORUM REX WALK | NEXUS FORUM MALL, KORMANGALA | ORION MALL, YESHWANTPUR | VAISHNAVI SAPPHIRE MALL, TUMKUR ROAD | VEGA CITY MALL | MSR REGALIA | PHOENIX MARKET CITY, K.R. PURAM | BHARTIYA CITY | GT WORLD MALL | AURA PARK SQUARE, WHITEFIELD ROAD | SPIRIT MALL | VR MALL, WHITEFIELD ROAD | GLOBAL MALL, NAYANDALLI | UPTOWN OMR MALL | SUPERPLEX FALCON CITY | MANTRI MALL | CENTRAL MALL, J.P. NAGAR | GARUDA MALL | FORUM NEIGHBOURHOOD MALL | BROOKFIELD MALL | MALL OF ASIA LIDO | GALLERIA MALL, RMZ YELAHANKA | GARUDA, YELAHANKA | SBR HORIZON, SEEGEHALLI | CINEPOLIS CINEMAS (ROYAL MEENAKSHI MALL, 10:00, 11:10, 1:00, 4:00, 7:00, 10:00 p.m.) | ETA MALL, BINNY MILL, 10:00, 11:00, 1:00, 4:00, 7:00, 10:00 p.m.) | EAST ORION MALL, 10:15, 1:15, 4:15, 7:15, 10:15 p.m.) | SHANTINIKETAN, 10:00, 11:15, 1:00, 4:00, 7:00, 10:00, 10:30 p.m.) | SJR SPECTRUM MALL, 9:30, 12:30, 3:30, 6:30, 10:30 p.m.) | LULU MALL (TRD, 10:00, 1:00, 4:00, 7:00, 9:10, 10:00 p.m.) | LULU MALL (VIP), 10:30, 1:30, 7:30, 10:30 p.m.) | GOPALAN CINEMAS (ARCADE MALL, 10:15, 7:15, 10:00 p.m.) | LEGACY MALL, 10:00, 1:00, 4:00, 7:00, 10:00 p.m.) | GRAND MALL, 10:00, 1:30, 7:00, 9:45 p.m.) | SIGNATURE MALL, 10:30, 3:45, 7:15 p.m.) | INNOVATION MALL, 10:00, 4:00, 7:00 p.m.) | INNOVATIVE (MARATHALLI) | KINO CINEMA (SEEGEHALLI, 10:20, 3:55, 10:00 p.m.) | CINEPHILE (NSR LAYOUT, 10:30, 1:50, 3:55, 7:30, 10:35 p.m.) | ROCKLINE CINEMA MALL (JALAHALLI CROSS, 10:30, 1:30, 7:00, 9:45 p.m.) | MIRAJ CINEMAS (SUNKADAKATTE) | CINE GALAXY (SURATKAL, 4:45, 7:30, 10:15 p.m.) | MOVIE TIME (DAVANGERE, 10:00, 5:00, 10:30 p.m.) | BELLARY, 10:00, 4:30, 7:30, 10:00 p.m.) | PVR - INOX CINEMAS (PIZA MALL, MANGALORE | FORUM MALL, MYSORE | CENTRAL, MANIPAL | SATYAM MALL, MYSORE | S MALL, TUMKUR) | CINEPOLIS CITY CENTRE MALL, MANGALORE, 10:00, 1:00, 4:00, 7:00, 10:00 p.m.) | BHARATH CINEMAS (MANGALORE, 10:15, 1:15, 4:15, 7:15, 10:15 p.m.) | MANIPAL, 11:00, 1:45, 4:30, 7:15, 10:00 p.m.) | KUNDAPUR, 11:00, 1:45, 4:30, 7:15, 10:00 p.m.) | PADUBIDRE, 10:30, 4:30, 7:15, 10:00 p.m.) | PUTTUR, 10:45, 1:30, 4:15, 7:15, 10:00 p.m.) | SHIMOGA | UDUPPI, 1:30, 7:30, 10:15 p.m.) | DRC CINEMAS (MYSORE) | VICTORY CINEMAS (KAMAKSHIPALYA, 4:15, 10:15 p.m.) | ABHINAY THEATRE KG ROAD (K G ROAD, 10:30, 1:30, 4:30, 7:30, 10:00 p.m.) | PRUTHVI THEATRE (NAGAWARA, 10:30, 1:30, 4:30, 7:30, 10:00 p.m.) | SMART MOVIES (VGS & SR CINEMAS) (CHITRADURGA, 11:00, 2:00, 5:00, 8:00 p.m.) | RAGHAVENDRA THEATRE (BELLARY, 10:30, 1:30, 4:30, 7:30 p.m.) | V CINEMAS (TTC PALAY).

HOW TO: Freeze your mangoes the right way



PEEL AND CUT THEM: First, peel your mangoes and then cut them into slices or cubes, per your choice.

LAY THEM ON A BAKING SHEET: Place the baking sheet on a tray and then arrange the cut mango pieces on it. Make sure the pieces aren't touching each other.

FREEZE THE MANGO SLICES:

Once the pieces are laid out on the sheet, place the tray in your freezer for a minimum of two hours, or even overnight.

TRANSFER INTO AN AIRTIGHT CONTAINER OR ZIP POUCH: After the mango pieces are frozen, move them into either an airtight container or a zip pouch. This way, you can store them for up to six months.

SHOPPING MART

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Date : 14th June 2024 to 23rd June 2024

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No French fries, foie gras to be served at Paris Olympics 2024!



There will be no French fries for the 15,000 athletes at the Olympic Games that open in France in July. In what is being called the biggest restaurant in the world — a 700-foot-long former electrical power plant at the heart of the Olympic Village — there will be no foie gras, either, but vegetarian hot dogs and quinoa muesli will abound.

45,000 meals a day will be served 24/7 throughout the Olympics and Paralympics. Stéphane Chicheri and Charles Guillo, the chefs in charge, sang praises of vegetarian *shauarma*, za'atar-spiced sweet potatoes with hummus, cabbage pickles, beetroot falafel and grilled eggplant with smoked paprika.

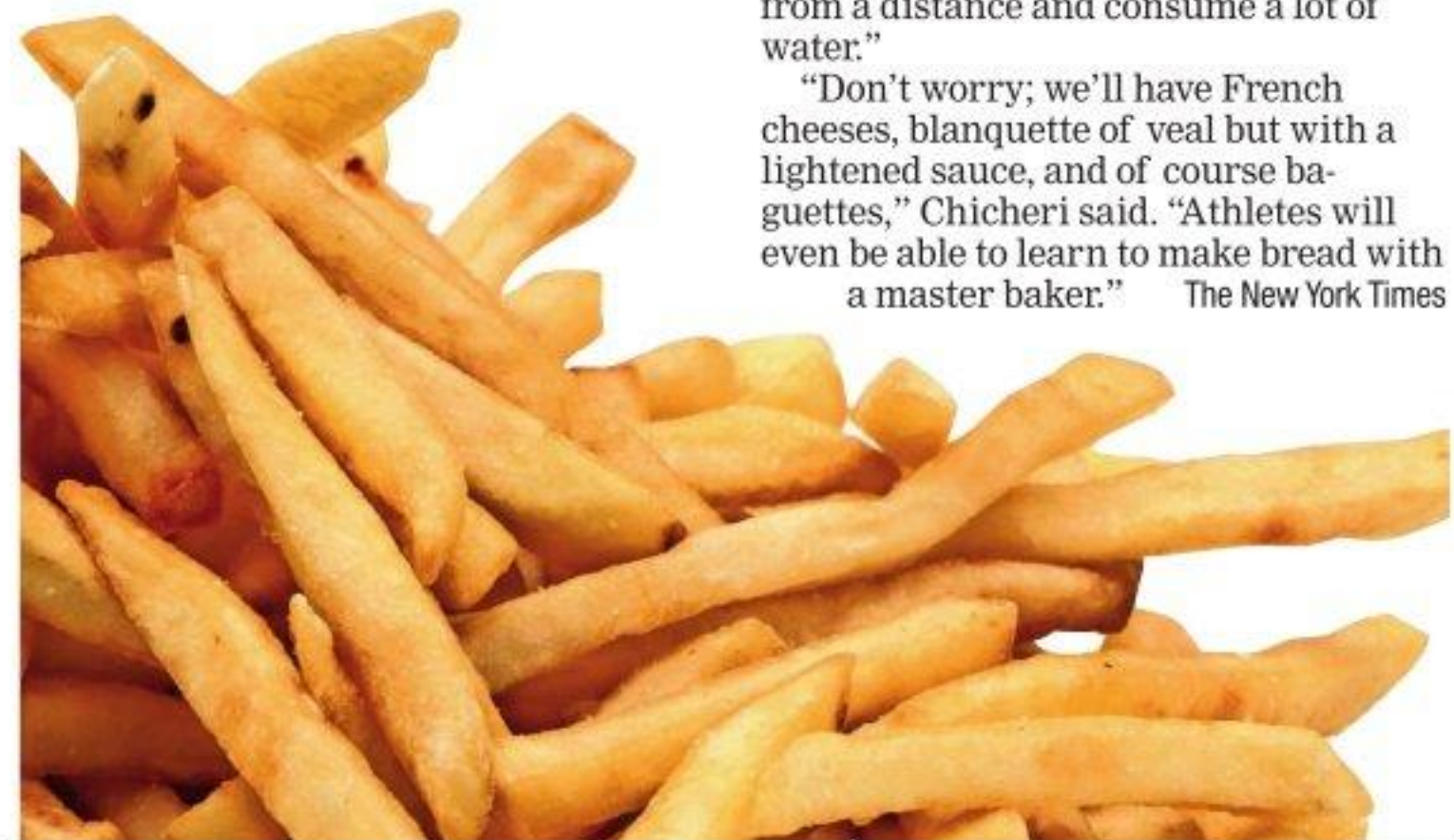
"French fries are too risky because of fire-hazard concerns over deep-fat fryers," Guillo explained. "No to foie gras because animal well-being is on everyone's mind, and no



Charles Guillo (L) and Stéphane Chicheri; (left) Samples of the bread the chefs developed to serve at the Olympic Village dining hall

to avocados because they are imported from a distance and consume a lot of water."

"Don't worry; we'll have French cheeses, blanquette of veal but with a lightened sauce, and of course baguettes," Chicheri said. "Athletes will even be able to learn to make bread with a master baker." The New York Times





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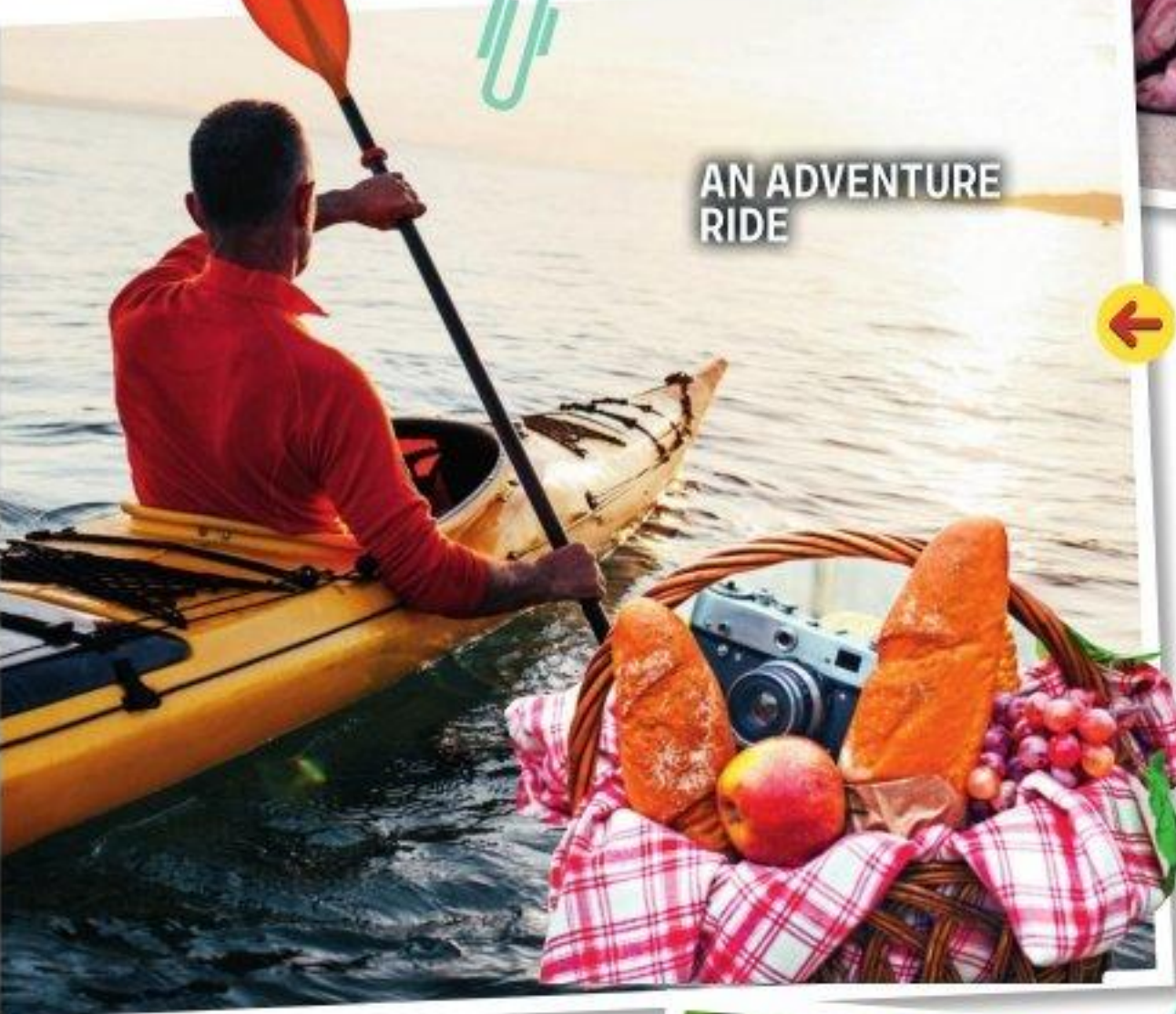
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FUN ACTIVITIES TO DO WITH DADDY COOL

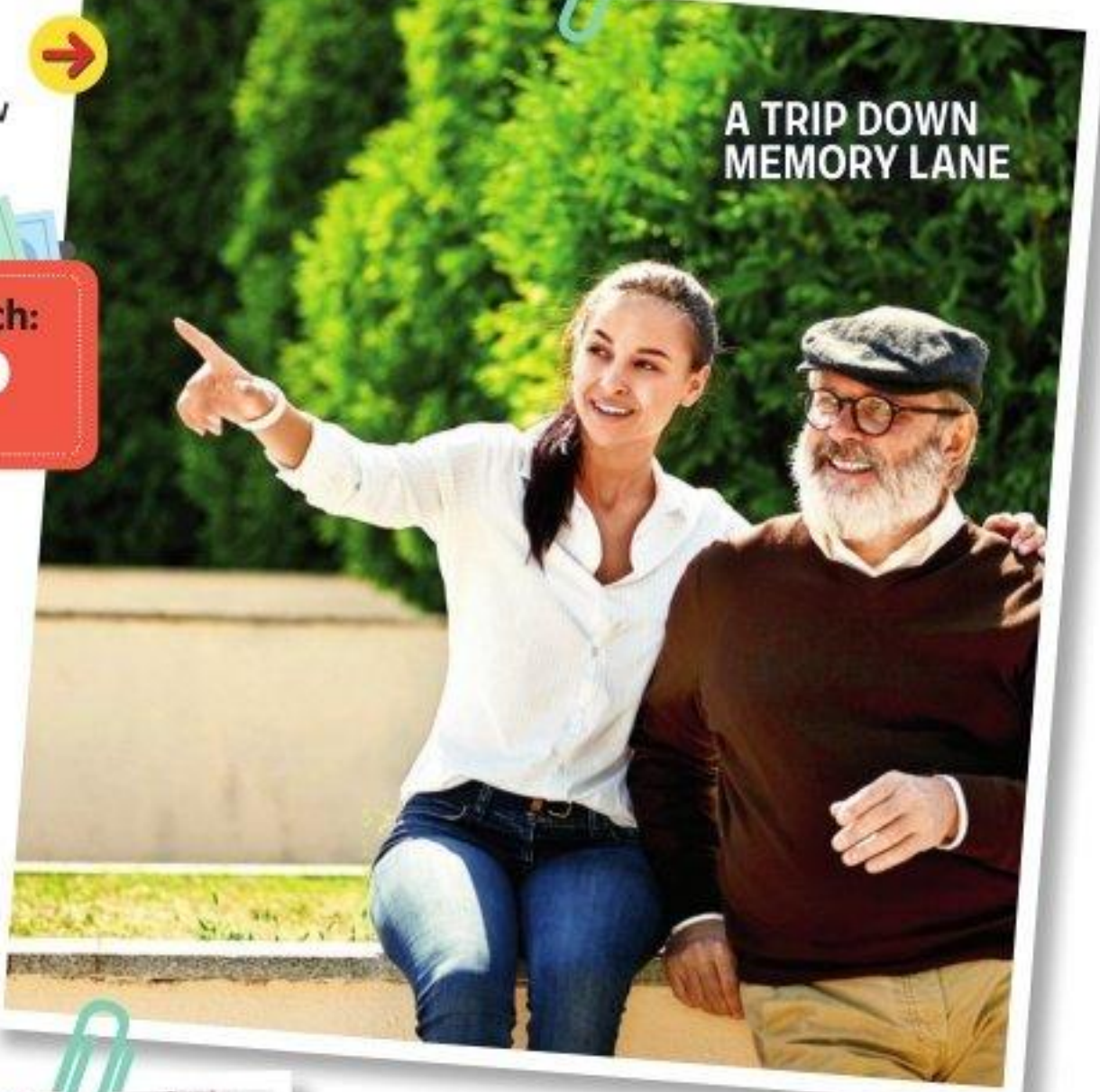
A kayak ride at sunset, a movie night, or a trip down the memory lane - what would your ideal pick be to plan a fun activity for daddy cool? Besides gifting him something, here's a list of things that you could plan together or just for him to mark Father's Day.

For dads who are movie buffs, what better than planning a movie marathon! Considering the genres he usually likes, pick two or three movies you want to take him out for. You can even setup a projector at home, throw in some popcorn and order his favourite meal.



If being outdoors is your father's go-to leisure activity, organise a day packed with activities like boating, kayaking, or go on a trek with him. Indoor rock climbing can also be an option. These activities will give just the right amount of adrenaline rush without being too risky. Don't forget to carry your camera along!

Caught in the daily routine, one often doesn't get a chance to revisit memories from places that they grew up around. Father's Day could be a good reason to take your father on a trip down memory lane. Take him around the places that remind him of his growing up years. You may also discover some hidden gems in the process.



Food is always a great way to bond, and cooking together can leave you with memories to cherish. So, book an in-person or a virtual cooking class for the two of you. Doesn't matter if your preparation is perfect, but you are sure to bond and share a laugh. Who knows, it may even ignite love for cooking in you your not-fond-of-cooking dad.



BangaloreTimes

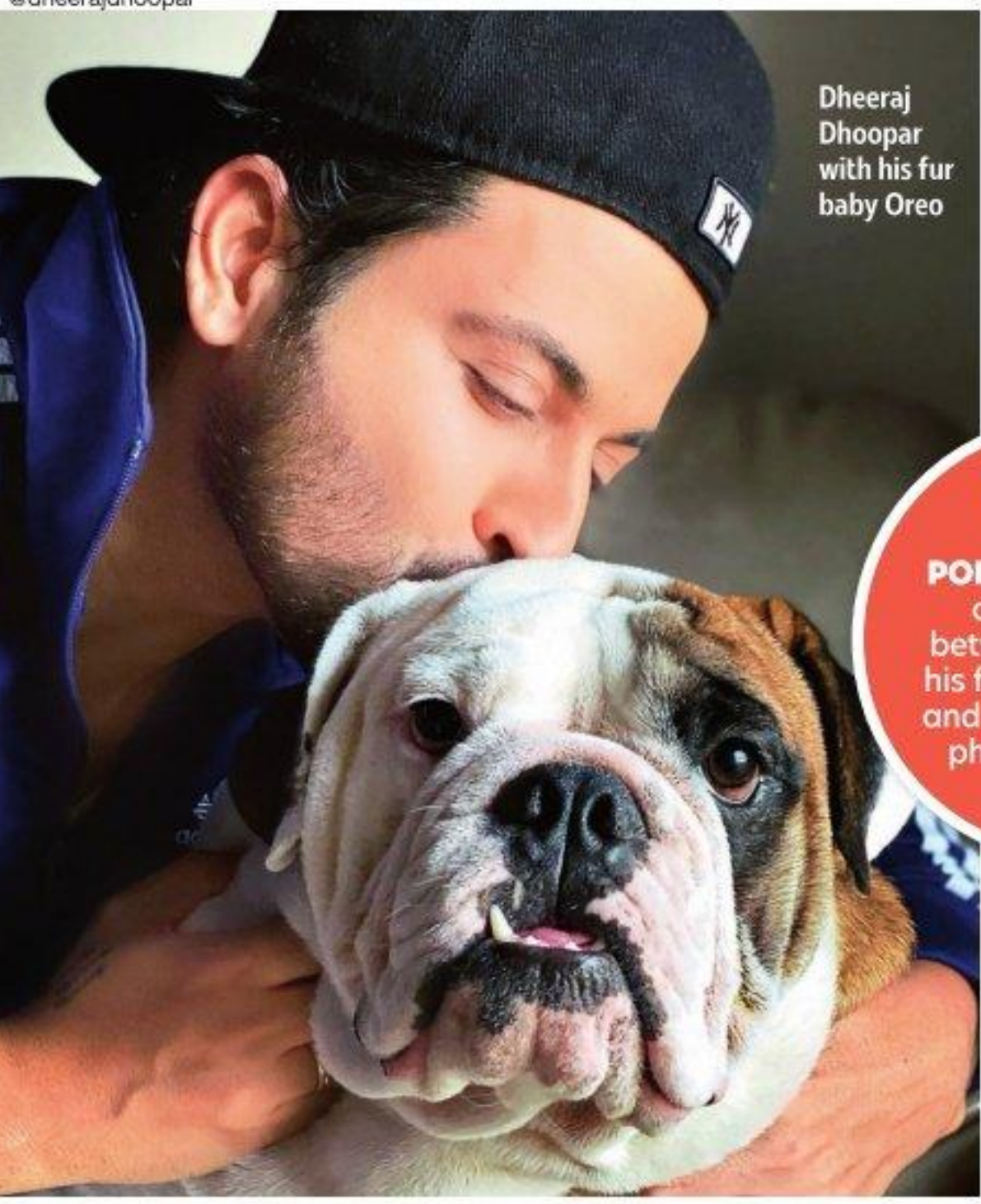
WHAT MAKES DADDY COOL

20 of the funniest and coolest entries stand a chance to win vouchers worth ₹2,500 each. Scan Now.

Twinning tees, fun getaways: Pick gifts for cool pet dads

This Father's Day, how about celebrating pet dads and showering them with some meaningful gifts? From personalised tees and portraits to practical finds like grooming gloves, dog cards and even spa sessions, there are many an option to choose from. Take your pick!

I want a customised gift with Oreo's face on it for Father's Day: Dheeraj Dhoopar



CELEBRATE WITH A PORTRAIT: Capture cute moments between a dad and his furry companion, and create beautiful photo collages & portraits

GIFT AN EXPERIENCE: Think about experiences a pet dad and his baby can share - from a gift certificate to a dog-friendly park, a private training or spa session, or a weekend getaway.

TIP
The most important aspect is choosing a gift that shows the parent that you care about them and their furry baby

MATCH TO PERFECTION: If dad and fur baby love hikes, gift matching backpacks. If he spends hours playing fetch with his baby, a new, durable toy or a comfy bed for post play relaxation might just be the perfect gift.

PAMPER DAD AND PET: A box filled with dog treats and grooming supplies allows dad to spoil his pet while enjoying some pampering himself. Matching items like comfy throws or calming aromatherapy diffusers could create cosy moments for both.

Oreo and I twin a lot of times, especially getting tees with similar design or captions. He doesn't wear a lot of accessories, but twinning on special occasions is what we love to do. For Father's Day, I will like anything that has Oreo's face on it - a personalised tee, keychain or mugs. I'd like a day off with him, and visit a mall in Mumbai that he loves. We will explore it and spend some quality time together.



On Father's Day, dog dads like me would love custom printed mugs, bedsheets and cushions with their pet's face on them. I love the T-shirt I made with Oreo's face on it

- Animesh Singh, Oreo's dad

FUNCTIONAL GIFTS: There's nothing more thoughtful than functional (and stylish) gifts that will make his parenting easier. Pick a personalised leash and collar set, a high-tech food dispenser that dispenses treats remotely, or a comfy hands-free walking harness.



Dads and their pets can also play with functional gifts, like this slow feeder ball

GIFT THEM A BAKING SESH: Set up a baking station and let the duo enjoy a fun cooking sesh while baking homemade dog treats like dog doughnuts, peanut butter cookies, healthy zucchini biscuits and more.



Gift a fun baking sesh to the dad and his pet

- Inputs by Masumi Shah and Kanksha Vasavada

Some gifts for your father who is a coffee aficionado

Is your father someone who can't get through a day without coffee? If he savours his everyday ritual of brewing the perfect cup, or loves discovering new roasts and flavours, gift him these

AI-generated pic for representational purposes only



Coffee capsule pack
Consider getting your dad a variety pack of coffee capsules, as they are handy and travel-friendly too. Look for packs that include a mix of single-origin and blended options for variety.



Coffee subscription
Sign your dad up for a monthly delivery subscription of single estate, speciality beans. Many coffee clubs, brands, cafes, estates offer customisation options for you to tailor the selection to his taste preferences. You can choose from different roasts, grinds, coffee estate among others.

AeroPress coffee maker
If your father is constantly travelling, an AeroPress coffee maker can be a good gift. It's portable, easy to use, and can produce a rich, smooth cup of coffee in a jiffy.



Coffee grinder
If he doesn't own one already, a high-quality coffee grinder can be a great gift. After all, freshly ground beans make a huge difference in the way coffee tastes and smells. Opt for a burr grinder that provides a more consistent grind compared to blade grinders.



Electric milk frother
If your dad enjoys lattes or cappuccinos, an electric milk frother is a must-have accessory. It's handy and can create creamy, frothy milk in seconds. It will also add a 'cafe touch' to his home-brewed coffee.

GIVE YOUR HOME A NEW LOOK !

TIMING
10.00 AM TO 8.30 PM



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IT'S AN EXCITING TIME TO BE A WOMAN IN FILMMAKING: ANJALI



Anjali Anish

Women were the shining stars at Cannes this year. It feels like we're on the cusp of seeing even more incredible women filmmakers in the coming years

Vinay Lokesh

Actress Anjali Anish, who recently donned the director's hat for the first time, believes that women have a strong place in filmmaking. "Women were the shining stars at Cannes this year. It feels like we're on the cusp of seeing even more incredible women filmmakers in the coming years, bringing fresh perspectives to storytelling. As an aspiring director, I believe, this is an exciting time to be a woman in filmmaking," says the actress, who has directed a Kannada short film *Badaguvu Daari*, which explores the journey of two people reuniting after many years.

Anjali says, "From the age of 14, I was



homeschooled, which instilled in me a love for movies. This fuelled my passion for writing, which remains my first love. However, when I got into acting, the art of filmmaking completely swept me away. I even gained experience as an assistant director on films like *Ambi Ning Vayassaytho* and *Bhaiji Superhit*, which gave me the confidence to pursue directing." The actress says she has signed two more Kannada projects now, but she hopes to direct more projects. Ask her about her dream project and she says, "I would love to direct a lighthearted, fun film that transports audiences and lets them leave their worries behind."

'From Filhaal to Sam Bahadur, I'm proud of Meghna's journey'

Natasha Coutinho

Gulzar's home in Mumbai is called Boskyana, and it's named after his daughter Meghna, whom he lovingly calls Bosky. "The core of my existence remains my daughter," says the celebrated poet, lyricist, screenwriter and director, who was feted with the Jnanpith award earlier this year.

"I had already imagined becoming a father to a girl child much before she arrived. Once she was born, she became the apple of both our eyes – her mother Rakhee and me. Rakhee was a working mother, and I would take on the role of both a father and mother when she was away on shoots. I believe there is a strong maternal side within me. I remember how she was upset with her caretaker on one occasion because she wanted two plaits. This is why I learnt to braid her hair," remembers Gulzar, sitting in his cosy library, sipping on green tea.

Meghna learnt all the other skills I have on her own, but even today, when it comes songwriting, she comes to me. She does not let me read her scripts before they are ready

– Gulzar

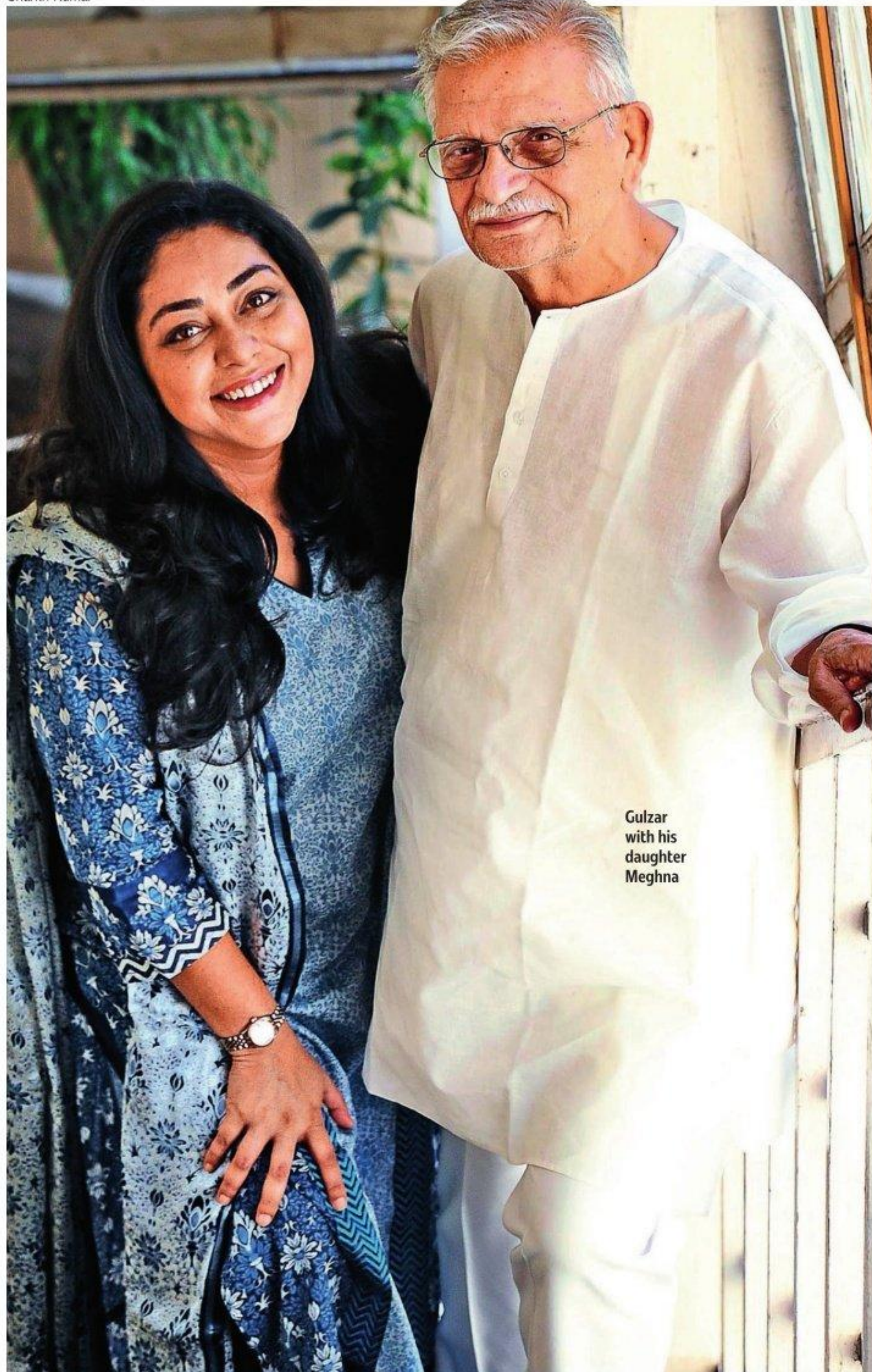
When it was time to put Meghna in school, she was taken to a kindergarten that she loved so much that she didn't want to leave it, though other schools were available in the Bandra-Khar area. Gulzar shares, "We decided to admit her there. Later, I found that it was run by actor Pran's daughter. I also loved taking her along to buy books – be it from the stores or on the pavement. Once, when she was still a child, she confidently asked the shopkeeper if he had Hans Christian Andersen's book of fairy tales. The man was surprised that a child was familiar with the author's name!"

Talking about how Meghna grew up to become a confident young woman, who made her own decisions, he says, "She and her friends decided to join St Xavier's College and her mother was worried how she would travel. But she learnt to take the train instead of going by car. I wish she had taken to sports, but her interest lay in dramatics. She also met her then-boyfriend and now husband Govind during that time. Like the daughters from film families, she started getting movie offers, though she wanted to complete her studies. I found out about her interest in filmmaking after she started assisting Saeed Mirza," he recalls.

When it came to going abroad, Meghna had already decided on an institution and did not allow either parent to recommend her anywhere. "Both she and Govind moved to America. Both Govind's parents and we knew they would marry someday and did not pressurise them," Gulzar says.

He will turn 90 this year, but the ability to see the humorous side of life hasn't left Gulzar. "There is the famous story of the cat and the tiger. The cat teaches the tiger all sorts of survival skills, but finally, the tiger pounces on the cat. Seeing the danger, the cat climbs a tree and escapes – and the tiger realises that he's not been taught this skill. Meghna learnt all the other skills I have on her own, but even today, when it comes songwriting for her films, she comes to me. She does not let me read her scripts before they are ready, but I'm proud of her journey from *Filhaal* to *Sam Bahadur*. The best gift she has given me is my grandson, Samay Gulzar Sandhu," he tells us.

Shanth Kumar



Gulzar with his daughter Meghna

I am a headstrong director, and as a lyricist, my father always offers me that space: Meghna

"Though both my parents are famous people, I've had a very normal upbringing. It was nothing like today's celebrity kids. They were always very present, and I never felt that either of them was not there for me. It isn't easy for a father to raise a daughter, but he would tie my sash and do my pigtails just the way I wanted them. He would hold me from the back when I went cycling down the slope... these are precious memories. My parents raised me in a way that I could make my own choices and live with them. It was equal parenting and positive reinforcement – that's how I would describe it," says Meghna.

She adds, "Though my father writes my film's songs, he keeps egging me on to write my own songs. I think in English, so when one of my films needs lyrics in English, I do my own writing as well. I am a headstrong director, and as a lyricist, he always offers me that space and courtesy. I hope my son, Samay, imbibes the same values, though he is developing his own personality. Samay and he share a unique bond that's independent of me or my husband."

If Sonakshi is getting married, I will give her my blessing: Shatrughan

Tanvi Trivedi

As per reports, Sonakshi Sinha will marry her boyfriend Zaheer Iqbal on June 23. When we reached out to her father, veteran actor Shatrughan Sinha, he chose to neither confirm nor deny the rumours. He said, "I am neither confirming nor denying her wedding news. Time will tell. She will always have my blessings."

He further added, "Sonakshi is my only daughter and very close to me. I am a proud father because, over the years, she has also grown as an actor. From *Lootere* to *Dahaad* to now *Heeramandi*, she has proved to be a fantastic actor. If my daughter is getting married, I will give her my blessings and support her decision and choice. Sonakshi has the right to choose her companion, and I will be the happiest father on her wedding day. *Ek hi toh beti hai meri*."

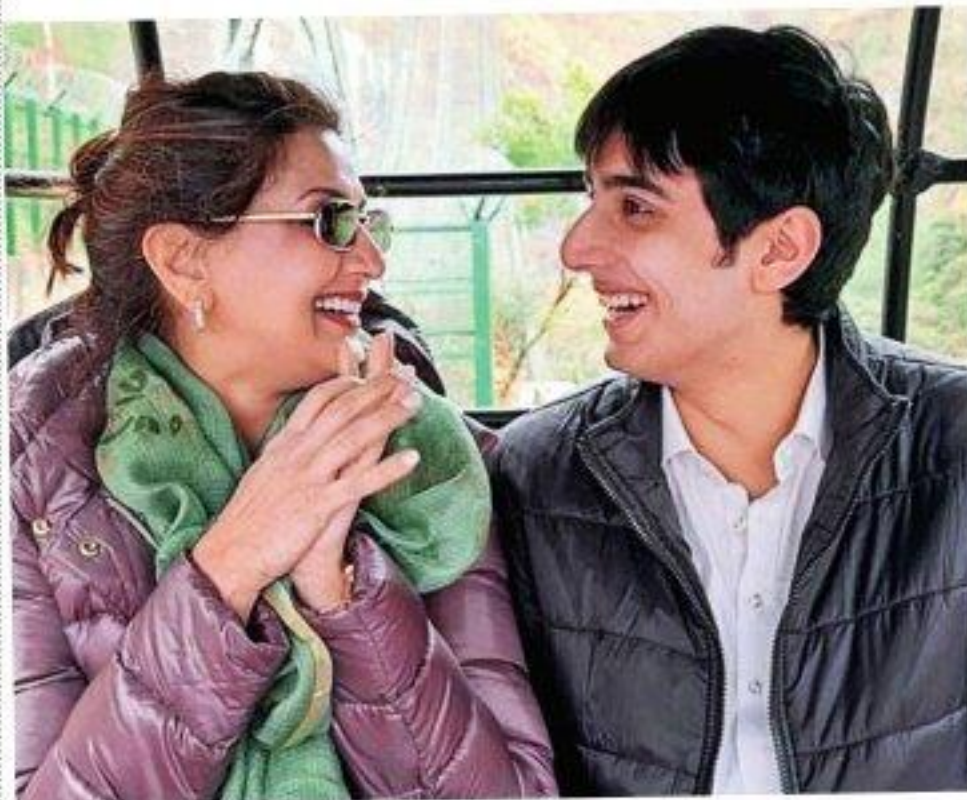
Prathamesh Bandekar



Though Shatrughan Sinha is tight-lipped about news doing the rounds about his daughter's wedding, he says that he will support her choice and decision

I'm getting to explore possibilities that were not there earlier: Sonali

Masumi Shah



Sonali Bendre; (inset) the actress with her son Ranveer

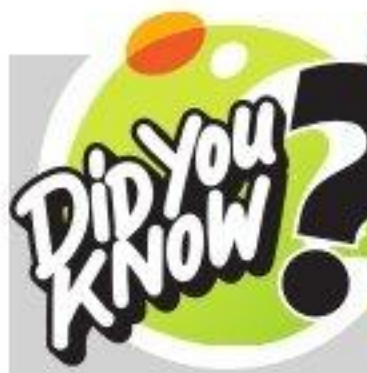
Sonali Bendre says she has seen the industry evolve over time. The actress, shares, "OTT has given us a chance, especially actresses my age, to land interesting roles."

'THERE ARE MORE EXCITING POSSIBILITIES TO BE EXPLORED, IN ACTING'

Sonali is glad that she is getting character-driven scripts now. "Acting is something that I enjoy and there is so much happening in our industry now. I am getting to explore possibilities that weren't there earlier. I started quite young and then took a long break. So, it feels amazing to be working again and experiencing how the industry has changed," she says.

'GOOD PARENTING IS PREPARING YOUR CHILD TO BE INDEPENDENT'

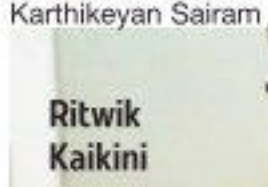
Her son Ranveer has moved abroad for studies and Sonali is enjoying her me time now. She says, "I gave it my all while parenting, but I don't want to be that mother who's going to hold on. I want my son to be able to fly. I think good parenting is when you prepare your child to be independent. I tell my son that it's time for him to be independent, and instead of feeling a vacuum since he is not around, it is better that I get busy."



Robert Downey Jr improvised several lines in The Avengers


Director Joss Whedon encouraged improvisation on the set of *The Avengers* (2012). Reportedly, Iron Man's cheeky post-climax line "Let's just not come in tomorrow" was improvised by Robert Downey Jr.





Vinay Lokesh

 I want to explore the various regional folk music in India. I want to continue as a music composer, along with being a teacher of Philosophy of Sound & Science communication

 My father would always make time for music, irrespective of how busy his day was. This taught me and my sisters to have our own interests

Diljit
Dosanjh;
(below)
Jimmy
Fallon

Agencies

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health-conscious in the city. "Almost every region in this city has a popular restaurant serving amazing food," says Gurumoorthy J, a designer working in the city. "Bengaluru food trail is never complete without visiting the iconic eateries at Basavanagudi, Malleswaram, Lalbagh Road, Jayanagar, Church Street, and M G Road that dish up some special delicacies. The food joints at Indira Nagar, Koramangala, V V Puram, and Marathahalli are also a must-visit to relish some lip-smacking delicacies," adds Aneesh Mohan, a techie.

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A LOT OF THE BIGGEST BOLLYWOOD HITS ARE REMAKES OF SOUTH FILMS: PAVAN KUMAR WADEYAR

Kavya Christopher

Bollywood has always been fascinated by south cinema, states film director Pavan Kumar Wadeyar. "Over the decades, Bollywood has either remade south films, or borrowed the best of our technicians - directors, cinematographers, sound designers etc, to make their films and of late, even cast south actors in lead or significant roles in their films. In fact, many of Bollywood's biggest hits have been remakes of south films," says Pavan, who is one among the many south directors is directing a Bollywood film.

While Pavan too is set to join that bandwagon with a court room drama, he tells us, "My choice to work on a Hindi film was only because I did not want to make it in one language and then remake it in yet another language. This was a story meant to be told in Hindi. I have remade my own films in another language in the past, and honestly, that process did not ex-

cite me. Today, the concept of a pan India film has brought regional content to a larger platform. So technically, the language a film is made in does not really cause a hindrance of any sort to a viewer anymore."



Close on the heels of the critically acclaimed Kannada film *Dollu*, starring actor-director Sagar Puranik, Pavan had also begun supporting yet another culturally-rooted Kannada film called *Venky* with Sagar. However, Pavan highlights the fact that even though *Dollu* won as many international awards as it did, the film still does not have takers on OTT and satellite rights. "This is the reality. As filmmakers, we try to generate good content, support new talent and win critical acclaim for it too. But we still do not have our audience coming out to support and watch these films. This is

I have remade my own films in another language in the past, and honestly, that process did not excite me

the same audience who say they want us to make better films.

This is probably also the same audience that queues up to watch a Malayalam film even if they do not know the language. So, the issue is not about not wanting to go to the theatres to watch a film, it is probably about not being aware of the good content generated in the Kannada film industry. This year alone, enough and more good Kannada films were released, but have had to phase out due to no audience support. Maybe the audience needs to consider setting aside what corporates call a CSR fund - set aside some ticket money specifically to go watch Kannada films. And if they find it good, then the film is sure to continue to run its due course in the cinema halls," suggests Pavan.

Maybe the audience needs to consider setting aside what corporates call a CSR fund - set aside some ticket money specifically to go support Kannada films
- Pavan Kumar Wadeyar

Karthikeyan Sairam

Pavan Kumar Wadeyar

Chef Chidambara is based on a true story from Sri Lanka: Director Anand Raj

Chef Chidambara, a Kannada film with elements of dark humour, thriller and crime, is releasing today in cinema halls. Produced under the banner Damarthi Pictures, the movie stars Aniruddha Jatkari, Rachel David and Nidhi Subbaiah in the lead roles.

Speaking of the crime incident in Sri Lanka that the film is based on, director M Anand Raj says, "I'm an avid reader, and I like to keep myself updated on what's happening around the globe. So, when I found the news about a crime related to a chef, from about 20 years ago, I found it intriguing."

The director believes in having a tight screenplay and has made full use of his beliefs in the movie. "The dura-



tion of the film is one hour and forty-five minutes so there is no setting time for the audiences. More than the length, I want audiences to enjoy the cinematic experience with an engrossing storyline."

As for Nidhi Subbaiah and Rachel David's characters, Anand says, "Nidhi as Mona with her comic timing has created her own space with her performance. Rachel as Anu is very sweet and gentle, the opposite of Mona."

University denies permission for Sunny Leone's stage show in Kerala, cites violation of safety guidelines

NOVEMBER 27, 2023

Devastated! Says Nikhita Gandhi on students' death at her Kochi concert

Authorities at Kerala University have denied permission to conduct a stage show featuring Bollywood actress Sunny Leone citing possible crowd management issues for an event of such magnitude. The event, which was scheduled to be held at the engineering college in the university's Kariavattom campus, located on the outskirts of Thiruvananthapuram city, according to authorities, violates the government guidelines for cultural programmes in campuses. In November 2024, four stu-

dents died, and several others were injured after a stampede at a music concert headlined by singer Nikhita Gandhi in Kerala's Cochin University. To avoid a repetition of a similar incident, the authorities had issued guidelines to conduct programmes in colleges. Even though fresh guidelines were issued for future events, this particular show, according to authorities, does not com-

ply with the set guidelines. "We had secured permission to conduct the event, but did not inform the authorities who the guest performer would be, as we were still chalking out details at that time. We were about to get the remaining clearances from police, fire force etc., when we were informed that the authorities would not be giving us the permission to hold this particular event. The authorities feel that a show featuring a popular actor like Sunny Leone will attract a larger crowd and that could cause security issues," says a student member, who is part of the organising team. TNN



Sunny Leone; (inset) a screenshot of the article from November 27, 2023, of the stampede in CUSAT, Kochi

The authorities feel that a show featuring a popular actor like Sunny Leone will attract a larger crowd and that could cause security issues, which is why we don't have permission
- Student member of the organising committee

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Real estate, stock market, gold or fixed deposit: Which is the most ideal tool?

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Back-to-office culture to boost affordable housing?

Let's see how a 100 per cent return-to-office model will impact the residential real estate market

RITIKA.GONDHALEKAR
@timesgroup.com

A recent survey by Savills, in collaboration with a co-working space provider, found that nearly 80 per cent of office-going individuals are open to working in an office-only or office-dominant hybrid model. The Gen-Flex Workspaces survey revealed that almost 50 per cent of Gen Z and Millennials prefer the only office model, while 39 per cent of Gen X and older individuals are inclined towards the office-dominant hybrid model.

This marks a significant trend reversal from the late 2020 to early 2023 phase when working from home was common, influencing real estate demands. During that period, larger homes with affordable prices often located away from city centres were preferred. These homes accommodated the increased time spent working from home, and reduced commutes made living in the peripheries convenient.

But with work-from-office now becoming the norm, industry experts are anticipating its impact on the housing market, particularly regarding the type and size of homes potential buyers will be interested in. "With the shift back to working from the office, the necessity for extra rooms or larger spaces for home offices diminishes. This could lead to a preference for smaller, more affordable homes within city limits, as the extra space is no longer a critical requirement. Smaller, more affordable homes closer to commercial areas might be more attractive than larger homes in suburban or rural areas now," opines Alok Aggarwal, CEO, Muthoot Homefin.



Demand for homes (ticket size up to Rs 65 lakh) continues to be driven by the LIC and MIG category buyers and is not solely dependent on the WFH or hybrid model. "We still expect to see continued demand for larger homes. Demand for smaller units only in proximity to workplaces might see a revival," opines Gorakh Jhunjhunwala, MD, Meraqi Advisors

Additionally, as people spend more time working from the office, their priorities may shift away from amenities-focused living. Factors such as proximity to work, affordability, and community might take precedence over amenities like swimming pools, gyms, and recreational

spaces. This shift brings down the cost of ownership, as projects with fewer amenities cost less and charge lower maintenance fees. Developers may also re-evaluate the inclusion of high-cost amenities in their projects to reduce overall construction expenses and decrease the number of amenities-specific projects.

Will this boost affordable housing?

Significant challenges remain in making urban housing truly affordable. "Government initiatives and developers can contribute to increasing the supply of affordable housing units, but economic constraints and market dynamics may limit the extent of this. Addressing regulatory hurdles and incen-

tivising developers to invest in affordable housing projects are crucial steps towards ensuring access to affordable housing in urban areas," suggests Aggarwal. The rising input costs and delays in the approvals and thin profit margins are major deterrents that affect supply in the budget segment. The fiscal incentives that had stimulated the demand for affordable housing have been withdrawn. Thus, resuming work in the usual way may not significantly affect the demand for affordable housing. It is also important to note that the share of supply of affordable housing (house prices below Rs 40 lakh) has reduced drastically from 26 per cent in 2021 to 18 per cent as of Q1 2024," informs Santhosh Kumar, vice chairman, Anarock Group.

India's top cities see a 31 per cent drop in housing inventory's sell time

According to a report, the sell time has reduced from 32 months to 22 months

TIMESPROPERTY
@timesgroup.com

The residential sector in India's top seven cities, including Delhi NCR, Mumbai, Pune, Bengaluru, Chennai, Hyderabad, and Kolkata, has witnessed a decrease of 31 per cent in the time required to sell the active unsold housing inventory, as analysed by JLL. In Q1 (Jan-March) 2024, the time to liquidate inventory has dropped to 22 months from 32 months at the end of 2019, driven by an exponential surge in housing demand. This assessment is based on the average sales rate observed over the past eight quarters.

From 2019 to Q1 2024, the residential sector has consistently grown with nearly a million housing units launched during this period. As a result, the actively selling unsold housing inventory reached approximately 4,68,000 units by March 2024, a 24 per cent increase since December 2019. Despite this surge in unsold inventory, the time required to sell these properties has remarkably reduced.

"Interestingly, apartments priced up to Rs 75 lakh and those priced between Rs 1.5 crore and three crore segments have seen a sharp decline of 43 per cent each in the time needed to sell their respective unsold inventory levels. For affordable apartments, this is due to their reducing share in launches over the last four years. In contrast, the premium segment saw this decline despite a substantial

jump in its share in annual launches rising from two per cent in 2019 to 22 per cent in 2023. The time to sell the unsold inventory in the premium segment has dropped from 51 months in 2019 to 29 months in Q1 2024, highlighting the strong sales momentum. Even apartments in the ticket size category of Rs three crore and above, have seen an 11 per cent reduction in selling time," said Samantak Das, chief economist and head research and REIS, India, JLL.

Among all price categories, the premium segment still takes the longest time to sell its unsold inventory, with an average of 29 months as of Q1 2024. "Time taken to liquidate the housing stock has declined across majority of the cities like Delhi NCR, Bengaluru, Kolkata, Mumbai, and Pune between December 2019 and Q1 2024. Delhi NCR has seen the sharpest drop in terms of months to sell, coming down from 48 months to just 14 months. This can be attributed to robust sales in the premium and luxury segment in Delhi NCR with quality projects getting sold out within days of their launch. With anticipated momentum in the coming quarters, the months to sell the available inventory are likely to reduce further in the near to medium term," says Siva Krishnan, senior managing director - Chennai and Coimbatore, head - residential services, India, JLL.

Bengaluru and Delhi NCR require the least time to liquidate their current active unsold inventory.

Has water crisis got you worried? Here are some ways to turn it around

From installing water systems to easy home hacks, here are some smart techniques to conserve water this monsoon

ISHA.KHATU
@timesgroup.com

Bengaluru is facing an acute water crisis; residents are relocating to secure a steady source of water supply, while some are protesting and demanding the government to provide water. Other cities too have their bouts with water woes.

From embracing sustainable technologies to implementing simple yet effective habits, there are several ways in which one can save water. We list a few for you.

• Rainwater harvesting

Residents can install rainwater harvesting systems to collect freshwater. "Picture this, every drop of rain that falls on your roof is collected and stored for later use, whether it's watering your plants or flushing toilets. It's a simple yet powerful way to make a difference," explains Vandana Tripathi, assistant professor of general management at K J Somaiya Institute of Management who specialises in areas such as CSR and sustainability. It can help reduce the reliance on municipal water sources, thus saving the city a substantial amount of water throughout the year.

• Collect and reuse greywater

Greywater from sinks, showers, and washing machines can be collected and reused for non-potable purposes such as watering plants or flushing toilets. Implementing a greywater recycling system allows residents to make the most of this resource.

• Install water-efficient fixtures

Replace traditional faucets, showerheads, and toilets with low-flow alternatives. These fixtures use significantly less water without sacrificing performance, helping conserve water with every use. Gauranga Das Prabhu, director at ISKCON's Govardhan EcoVillage, an eco-community shares, "Install water-efficient faucets (flow rate less than four litres per minute or LPM), showerheads (flow rate less than six LPM), dual flush water closet (six/three litres per flush or LPF) and sensor-based urinals (flow rates one LPF) to reduce water consumption. Choose appliances with high energy star or BEE ratings to ensure water efficiency in dishwashers, washing machines, and other house-



hold equipment."

• Fix leaks promptly

Even minor leaks can waste significant amount of water over time. Regularly inspect plumbing fixtures and pipes for leaks and repair them promptly to prevent unnecessary water loss.

• Optimisation

Shivam Agarwal, VP of strategic development at a Bengaluru-based realtor company, says, "Wait until you have a full load before running the washing machine as it maximises water efficiency by reducing the number of cycles needed. Additionally, consider using the shortest wash cycle possible for daily wear to further conserve water."

• Practice water-smart gardening

Tripathi further adds, "Choose drought-tolerant plants for landscaping, as they require less water to thrive." Use mulch to retain moisture in the soil and reduce the need for frequent watering. Additionally, water outdoor plants early in the morning or late in the evening to minimise evaporation.

• Limit outdoor water usage

Minimise the use of sprinklers and hoses for lawn and garden irrigation, especially during dry periods. Instead, water outdoor plants manually using a watering can or hose with a shut-off nozzle to target specific areas and avoid unnecessary water wastage.

• Conservation

Tripathi suggests, "Turn off the tap while brushing your teeth or washing

dishes and only turn them on while gargling and rinsing. Shortening your shower time by just a few minutes can also make a big impact. And instead of reaching for the hose, grab a broom to clean your driveway or sidewalk—it's a small adjustment with a big payoff."

Prabhu adds, "Collect and reuse water from activities such as rinsing fruits and vegetables, washing hands, or cooking pasta. This water can be used to water plants or flush toilets. Use of bio-based soaps is recommended as the water leftover from washing dishes and clothes with these soaps can be used for watering plants."

• Educate household members

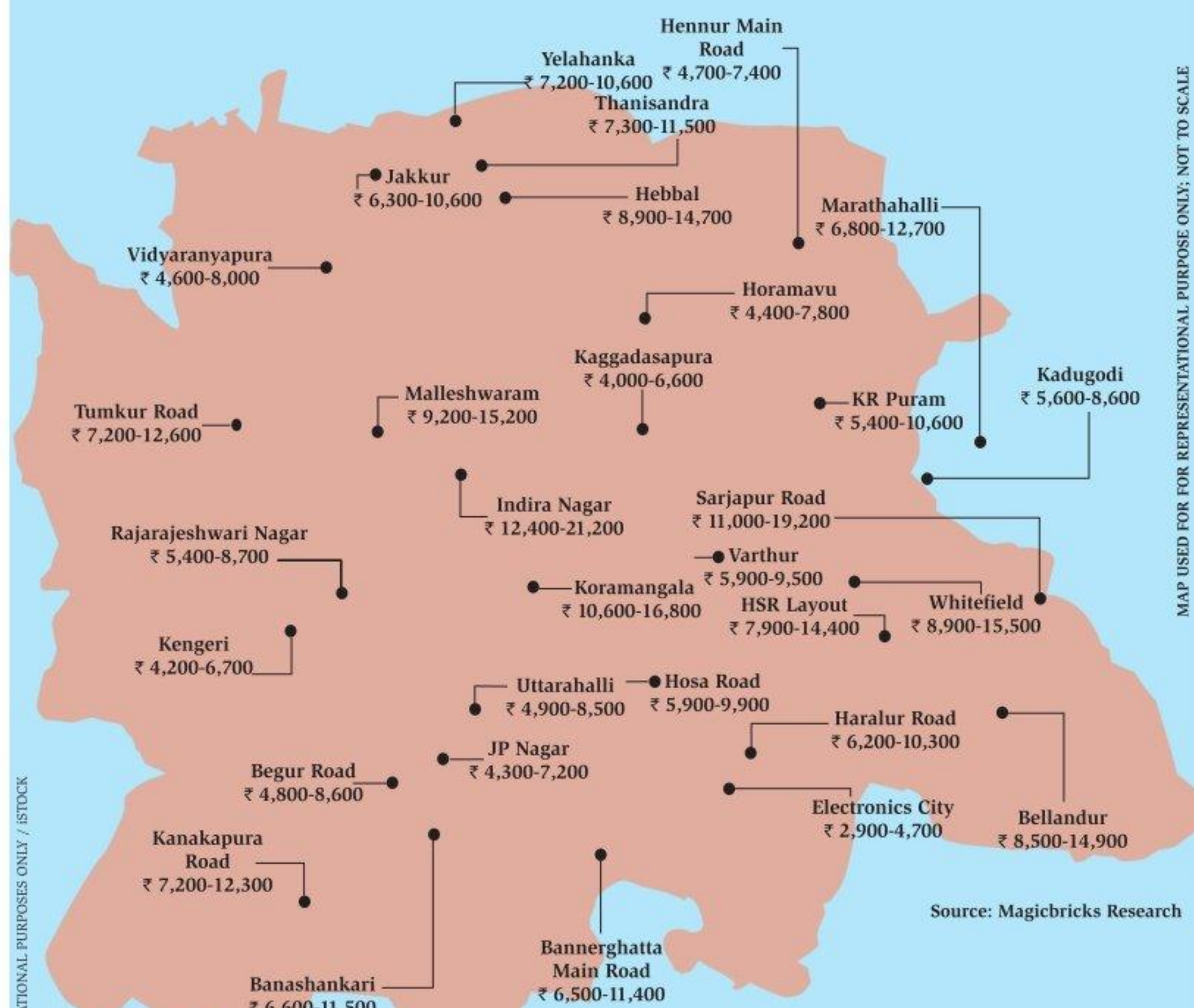
Encourage everyone in the household to be mindful of water usage and to actively participate in water-saving efforts.

• New homebuyer's checklist

"Prospective buyers must be mindful of the water conservation measures installed in the buildings and get clarity on the water sources from the builder. Buyers should look out for low-flow plumbing fixtures and water-efficient appliances," says Tejashree Joshi, head of environmental sustainability at Godrej and Boyce, an electrical appliances manufacturing company.

Look for homes with efficient irrigation systems and drought-resistant landscaping to reduce outdoor water consumption. Agarwal further adds, "General considerations like water pressure regulation, meter accessibility, and awareness of water sources and restrictions are crucial. Prioritising these aspects empower homebuyers to make informed decisions that not only save water and reduce bills, but also contribute to community sustainability."

Bengaluru Residential Property Price Index

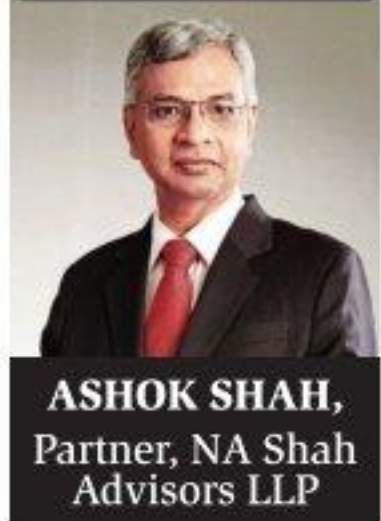


Source: Magicbricks Research

PIC USED FOR REPRESENTATIONAL PURPOSES ONLY / STOCK

MAP USED FOR REPRESENTATIONAL PURPOSE ONLY, NOT TO SCALE

TAX MATTERS



ASHOK SHAH,
Partner, NA Shah
Advisors LLP

Agony Rant: Expert to your rescue

Q I purchased a flat in 1997 from a builder. Now, the housing society which is entitled to additional FSI is going in for redevelopment vide a development agreement with a builder. Instead of my flat, I shall get a newly constructed flat from the builder of approximately

25 per cent additional area. My questions are:

- What will be my income tax liability on the accrued gain?
- Will it matter if the new flat is completed within three years of the date of the development agreement?
- Will the tax liability arise in

the year in which the new flat is completed?

• Will the ready reckoner value of the new flat be the criteria for computing the gain?

• Considering the latest budget amendments, will there be any other impact vis-a-vis income tax if the development agreement is executed after March 31, 2023?

- Sujit

A In the given case, the society is entering into development agreement, whereby you will be entitled for a new flat in lieu of old flat surrendered by you in favour of the developer. The difference between the ready reckoner value of the flat to be received from the developer and indexed cost of acquisition of the old flat shall be treated as long-term capital gains in your hand. The Fair Market Value not exceeding ready

reckoner value as on 01.04.2001 of the said flat as on 01.04.2001 shall be the cost of acquisition. Cost Inflation Index benefit would be available from 2001 and you will be eligible for deduction under Section 54 of the IT Act. If the development agreement is executed after 31.03.2023, you will be eligible for deduction under Section 54 of the IT Act subject to maximum amount of Rs 10 crore.

Do you have queries related to housing society, finance or home loans? Write to our experts at

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NAGARBHAVI BDA 40X60 Commercial Site For Sale Near Nammur Thindi Hotel

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9.5 ACER AGRICULTURE LAND Sale on Devanahalli To Kolar Highway, 3000 Sqft Resi. Site Near Nandi Upacher Hall Devanahalli. Ph: 9916660391

Villa Plots Just opp to KIADB Aerospace Park on Cargo Road

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77958 61124

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GANGA NAGAR

SALE: BDA SITE 50X88 BEHIND CBI OFFICE, BELLARY ROAD CLEAR TITLE A KHATA. CONTACT G N PROPERTIES: 9845944179

BANASHANKARI

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MARS THE PLANET

2, 2.5, 3 BHK Flat Located @ BSK 3rd Stage, Opp. to Tata Promont, 6792155802 9972359993 & 9896053336

BDA Site for Sale, Residential & Commercial BSK 6th stage, BSK 5th stage, Uttarahalli, Rajarajeshwarinagara 30x40, 40x60, 50x80, 80% Bank Loan. Contact: 9916592400

PURVA SMILING WILLOWS: ULTRA LUXURY 3 BHK VILLA's off Bannerghatta road ready to occupy land owner share call - 99007 77099.

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VV Puram-Prime commercial property on Sajjan Rao Road for sale. Main road facing corner property. Contact: 988040666 / 9632179750

SALE 50x80 North Facing Excellent Location Basavanagudi Near Krishna Rao Park 50feet Road Contact: 96118 44667 / 81235 15830

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FOR Sale Residential Site 2050 Sqft @ Reliable Lakewood Adjacent to HSR Layout Rs. 14000/- Per Sft Contact: 6360169258 / 9880166161

HSR Sale 40x70 5 Floor Building East Facing Good Rental Income 8 Lakhs per month. Price 16 Cr. 30x40 site for sale 3.5 cr Call: 9845042982

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SALE J.P.Nagar 2nd Phase BDA 30x40 West Facing Livable 2 BHK old House, First Floor 2 BHK Second Floor 1 BHK 3.25cr. Call Reddy: 98802 26644.

40X60 NarayanaNagar. Commercial Site for Sale on Main road, 400 mts from Kanakapura road, 8cr. Brokers excuse. Contact: 8431035378

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ARKKAVATHI BDA Layout WANTED 30x40 & 20x30 Sites. Immediate Settlement, Contact Genuine Owners: 9880141140.

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NA land available at Dharwad, Karnataka on National Highway 48 (Dharwad-Belagavi road). Very near to High court Dharwad bench/WALMI /IT temporary campus. Single layout, about 7+ acres in area. Single payment. Only direct buyers contact / message 88678 46528.

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FOR RENT Ground Floor 2517 sqft Office/ Bank/ Showroom/ Commercial & Godown. Triveni Road Yesh



Don't let the rain dampen your home (and spirit)

It is imperative to strengthen your sanctuaries against the season's tempestuous whims. Here are some key tips to do the same

6 simple tips to make your home monsoon-ready

Readying your home for the monsoon season involves a combination of preventive measures and regular maintenance

ISHA.KHATU
@timesgroup.com

1 Inspect and repair the roof

The roof is your home's first line of defence against rain. Sanjeev Jaiswal, CEO and VP, MHADA (Maharashtra Housing and Area Development Authority) suggests, "Check the roof for any signs of damage like cracked or missing tiles, which can be particularly problematic during heavy rains." Look for leaks or water stains on the ceiling, as these can indicate problems with your roof. Cleaning out gutters and downspouts is also crucial to prevent water from accumulating and causing roof damage. Ensure that the water drainage system is unobstructed and directs water away from the house's foundation.

2 Waterproof the exteriors

Waterproofing the exterior walls can prevent water seepage. Cracks in the walls should be sealed with a good quality sealant. "Get a water seepage treatment done or treat your home's exterior walls with a waterproof product to ensure it doesn't pass onto the interior walls of the home," shares Parth Parmar, director of Pare Innovations. For homes in areas prone to flooding, consider adding a water-resistant barrier around the base of the house. This can be a physical barrier or a chemical treatment that makes the walls water-resistant.

3 Check windows and doors

Windows and doors can be vulnerable points for water ingress. Ensure that all seals and weather stripping around windows and doors are intact and functioning correctly. Applying a water-repellent coating on windows can help keep them clear and reduce the risk of leaks. Additionally, installing awnings or overhangs can provide extra protection against driving rain.

"Airtight and watertight engineered windows and door systems can help prevent water seepage into the home. uPVC windows and door systems effectively combat the onset of sickness by maintaining indoor air quality and reducing the infiltration of damp air. Moreover, uPVC and PVC fixtures are easy to clean and maintain, ensuring they remain functional and aesthetically pleasing throughout the monsoon season," informs Manish Bansal, director and CEO, Window Magic, a company manufacturing window and door systems.

4 Clean and maintain drainage systems

A well-maintained drainage system is essential to prevent waterlogging around your home. "Ensure that the ground around your home slopes away from the foundation to

direct water away from the house," shares Smita Joshi, VP of home textiles and design expert at Nesterra, a decor brand. Consider installing gutter guards to keep leaves and other debris out of the gutters.

5 Prevent the furniture from catching moisture

Lalitesh Mandrekar, general manager of design at Godrej Interio recommends, "To ward off moisture, keep sufficient gap between your wardrobes and wooden beds, and the walls, utilise moisture absorbers like cedar chips or naphthalene balls in an open container. Depending on the polish of the furniture, putting a coat of lacquer or varnish every two years can help maintain or restore lustre. It will fill the pores and increase the wood's longevity by preventing swelling. Regularly oiling hinges would prevent rust."

6 Secure outdoor items

Strong winds during the monsoon can turn outdoor items into projectiles, causing damage to your home and surrounding properties. Secure outdoor furniture, garden tools, and other loose items. Store them in a garage or shed if possible. Trim trees and remove any dead branches that could fall and cause damage during a storm. Seek help from the local governing body to trim them if the trees are a part of your society or locality.

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People around India were eagerly waiting for the arrival of monsoon to get some respite from the heatwaves. As the change in weather brings some cosy vibes and a much-needed relief, it also brings problems to your house that one cannot neglect. Issues such as water seepage in walls and ceilings, mould growth, humidity, pest infections, potential electrical hazards, etc, can cause you much trouble if not addressed in time. Thus, it becomes necessary that you should secure your home against the season's tempestuous whims.

• What are some of the common problems that cause harm to your house?

While the monsoon season offers much-needed relief from the summer heat, it also brings several challenges for homeowners, reiterates Varun Poddar, founder of VOX India, an interior design company. The most common problem that a house faces during monsoon is water leakage and seepage, which can lead to the growth of mould, threatening the structure of your home. Atreyee Choudhury,

founder, and principal interior architect of De Panache avers, "The monsoon's embrace is often wet and relentless, leading to damp walls, ceilings, and floors. This excessive moisture can foster mould and mildew, transforming our cosy nooks into musty corners. The antidote to this damp dilemma lies in thorough waterproofing before the onset of the monsoon."

• Waterproofing solutions

Emphasising about the importance of waterproofing, Samyak Jain, director of a real estate company shares, "Waterproofing is essential, thus inspecting walls and roofs for cracks and applying a waterproof coating can prevent water seepage, safeguarding the property's structural integrity and avoiding long-term damage. Sealing gaps by installing rubber gaskets and using sealants around doors and windows can prevent rainwater from entering the home, protecting interiors from water damage, and preserving the property's aesthetic appeal."

Furthermore, Parth Parmar, director at Pare Innovations specialising in building materials, adds, "Regularly inspect and maintain your roof to fix leaks promptly. Enhance ventilation by using exhaust fans and keeping

causing warping and mould growth. To protect furniture, apply a coat of varnish or sealant and use moisture absorbers or silica gel packets in cabinets to keep moisture at bay.

Additionally, the gloomy weather associated with monsoon necessitates adequate lighting. Ensure your home is well-lit with a mix of natural and artificial lighting. Warm-toned LED bulbs can create a cosy atmosphere, enhancing the comfort of your interiors during overcast days," advises Sanjeev Agarwal, chief design officer of a developer group.

Elaborating on furnishing, Choudhury guides, "Monsoon humidity can damage your soft furnishings, leading to dampness and unpleasant odours. Store away unused rugs, carpets, and curtains in waterproof storage bags."

• Ensure effective drainage

To ensure no water accumulation in and around your house, you need to have a proper drainage system. Make sure it is clean and working before the rain starts pouring. Choudhury elaborates, "Effective drainage around your home can prevent water accumulation and flooding. Ensure that your home's drainage systems are clear and functioning efficiently. Landscape your garden to direct

water flow away from the house and consider installing rainwater harvesting systems to manage excess water."

• Electrical safety

Electrical safety is paramount during the monsoon. Check the wiring and ensure that there are no exposed wires in and around your house. If you find any such wires or fittings, get them repaired by an electrician to prevent any potential hazards. Always ensure your hands are dry before touching switches. Check if all the wiring functions properly to avoid any short circuits or earthing issues. Lightning and heavy rains can cause power outages; therefore keep emergency lighting solutions, such as torches and portable solar lamps handy.

Keep the contact information of an electrician readily available for any unfortunate or uncalled emergency. Prepare your house by blending these measures in your house and ensure each corner of your house is prepared to withstand the weather and keep you comfortable. A little foresight and preparation during this season can go a long way in making you feel safe and cosy within the boundaries of your house.

Caution: Is your house tripping when it's raining?

The increased humidity and moisture during this time can significantly elevate the risk of electrical hazards such as short circuits, shocks, and fires. Here are some hacks to avoid just that

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As the monsoon clouds gather, preparing your house for the electrical challenges ahead becomes paramount. The fear of power outages, electrocution, and hazards to appliances, which can lead to fire is quite evident. The most common problem in the monsoon season is the issue of power outages and electric surges, which can harm sensitive electronic appliances. The rain also increases the humidity levels in the air posing a threat to your electrical appliances.

Kishan Jain, director, Gold-medal Electricals, an electrical solution provider company shares, "The increased humidity and moisture during this time can significantly elevate the risk of electrical hazards, such as short circuits, shocks, and fires. One major issue is water seepage, which can severely affect electrical wiring, outlets, and appliances. Homeowners should conduct a comprehensive inspection to identify any leaks or cracks and seal them immediately to prevent water infiltration. Additionally, it is advisable to install ground fault circuit interrupters (GFCIs) in areas with high moisture levels, such as kitchens and bathrooms, as these specialised outlets will automatically cut off power in the event of a fault, effectively preventing electrical shocks."

It is also vital to inspect outdoor electrical setups such as outlets and extension cords for signs of wear or damage, and ensure that these are adequately weatherproofed to withstand the monsoon conditions. Taking proactive steps, like regular maintenance and vigilance is essential to mitigate the dangers and ensure the safety and functionality of electrical installations during the monsoon season.

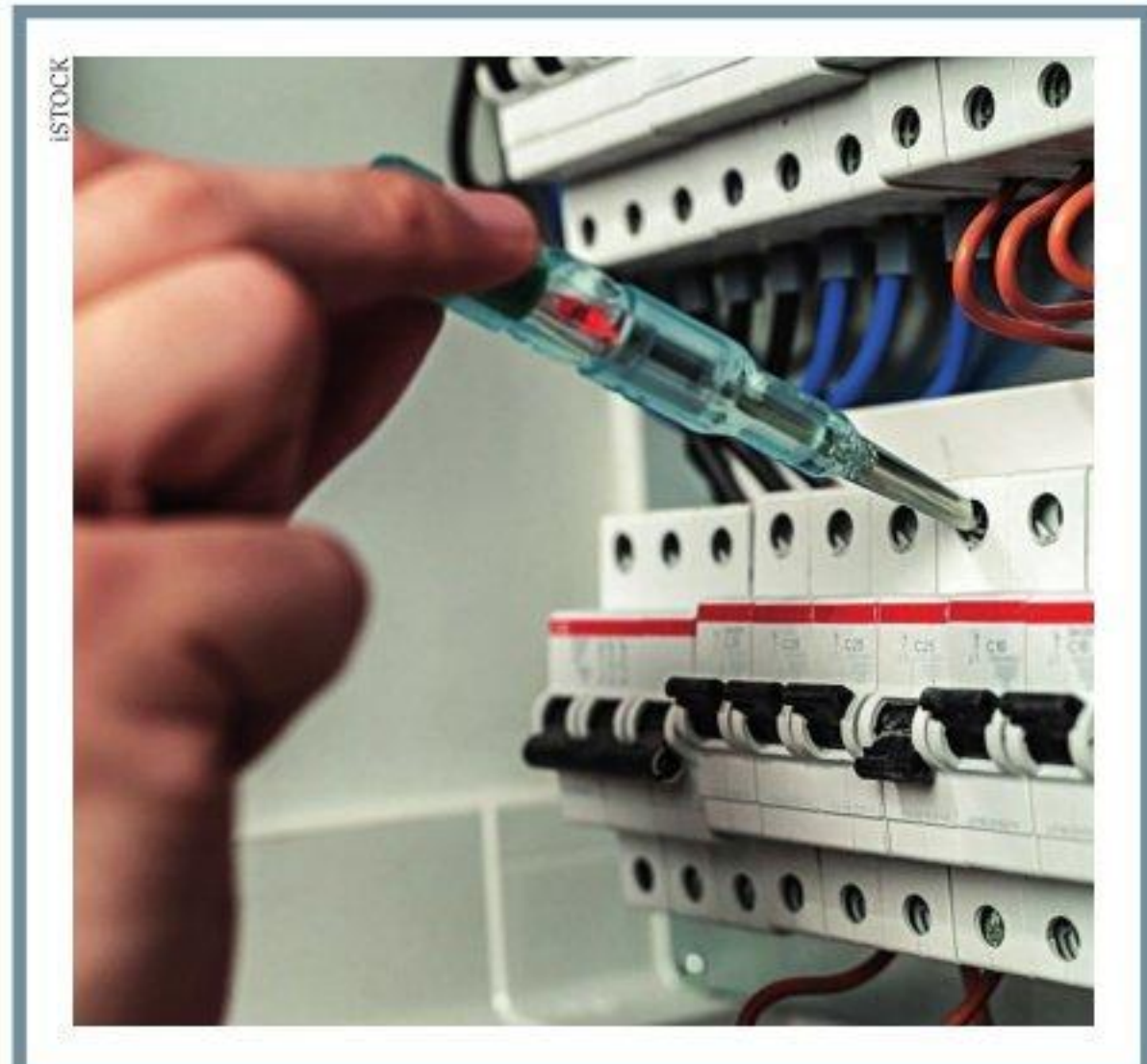
Ventilation and air circulation are key to minimise moisture,

avoiding mould growth, and protecting your electrical appliances. Atreyee Choudhury, founder, and principal interior architect of De Panache shares, "Monsoon rains can

turn homes into humid hot-houses if proper ventilation is overlooked. Ensure your windows and doors facilitate ample airflow. Use exhaust fans in kitchens and bathrooms to

wiring, outlets, switches, and circuit breaker panels to make sure that everything is in good shape. Sealing any entry points for water and ensuring proper grounding and insulation of wiring can minimise the chances of short circuits and electrocution hazards. Additionally, having backup power sources, such as generators or uninterruptible power supply (UPS) systems, can provide a reliable source of electricity during outages."

To protect electronics, install surge protectors on major appliances. These devices will absorb excess voltage from power surges, safeguarding valuable equipment. During storms, unplug non-essential devices as an additional precaution. Ensure all electrical fittings are secure, in good condition, and meet safety standards, minimising the chances of short circuits and electrocution hazards. Use weatherproof electrical boxes for outdoor connections, sealing them properly to keep



ELECTRICAL CHECK

- Give electrical systems a thorough inspection;
- Examine the roof, walls, wiring, outlets, and switches, checking for proper insulation and waterproofing;
- Look for signs of wear and tear and promptly replace damaged components;
- Install waterproof covers on exterior outlets and switches to block water infiltration, reducing the risks of short circuits and electrical shocks;
- Address any cracks, leaks, or loose tiles to stop water seepage before it becomes a larger issue;
- Apply waterproofing solutions to the roof and outer walls, creating an extra barrier against heavy rains.

- Shreegopal Kabra

expel excess moisture and consider installing a dehumidifier in particularly damp areas. This not only keeps the air fresh, but also deters the growth of mould and mildew."

If any wiring is left exposed, it can cause electrocution in the case of waterlogging. There is another issue of circuit breakers tripping frequently due to overload or moisture, resulting in a power outage. Shreegopal Kabra, managing director, RR Kabel, a wire and cable manufacturer company advises, "Regular maintenance of electrical systems can identify and address potential issues. The beginning of the monsoon season could be that time when you could schedule this. Ideally, you should use the services of an experienced electrician to check your home's

moisture out and prevent water-related electrical issues.

Further, take steps to elevate electrical appliances and devices off the floor, using shelves or stands. Jain concludes, "Being proactive is more important than having to react to a problem later. This is especially true for older homes that may have outdated wiring that doesn't comply with current safety standards. Faulty wiring is a major cause of electrical mishaps, and this change can significantly reduce your risks during the monsoon."

Disaster-proof your home this season as quick as you can

Here are some plumbing suggestions to safeguard your home this monsoon



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The onset of monsoon brings a cool, gentle breeze, offering respite from the scorching summer heat. However, it also brings numerous plumbing problems that can become nightmares if not addressed promptly. From water-clogged drains to sewer flooding, these plumbing problems can cause significant damage to your home and thus, deserve your immediate attention.

Pipes and gutters

Your drainage pipes and water taps can become clogged due to the

able pressure from rainfall can overwhelm the pipelines and cause blockages. "In case you notice any leakages in your pipes, you should immediately ask your plumber to fix it before the situation worsens and the water starts entering your house. The main points to check are all the spots where two pipes are joined and the intersection points of those pipes, which are not of the same size. Often it happens that, especially inside the washrooms and bathrooms, to adjust in the available space, two different sizes of pipes are installed. Amongst the two, the smaller ones naturally are more pressurised with the water flow, which might result in leakages. So, such pipes should be thoroughly checked," says Dinesh Morya who runs a plumbing services firm in Mumbai.

As a precaution, you can also go for waterproofing these

intersections. "Even if you do not find any leakages during the inspection stage, you do not know how much rainfall your area will witness, and thus it's always better to get your pipes and intersections waterproofed," says

Prateek Shah, waterproofing expert working with an online platform providing waterproofing solutions.

Cover the terrace

Your ceilings might face leakages if your terrace gets clogged. If pipes are neglected and water starts running down the building's outer walls, it can seep into your house. "The outer walls and terrace are already exposed to rain. In such situations, if clogged water also starts running down the walls, it can cause leakages through the walls and ceilings," says Morya. Shah adds that he usually suggests a hybrid waterproofing membrane to customers, as it protects the area year-round, preparing you for surprise rains.

Leaking taps

They not only lead to water wastage, but if the tap leaks from the intersection where it is attached to the walls, it can lead to severe leakage issues. "We have observed

sudden pressure of rainfall. Before the rains start, there is a regulated flow of water through the pipes. However, the unpredict-

that the jet-spray taps and pipes leak the most. The next ones are the ones, which are attached to the flush tanks. These should be checked and replaced definitely before the monsoon begins," notes Morya.

Real estate, stock market, gold or fixed deposit: Which is the most ideal tool?

Figuring out which investment tool will generate the best returns? We help you invest wisely

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You might have heard your elders tell you to save for the future, but in today's day and age, saving is not enough as it will not

grow your money. Over time, your expenses will increase but the money saved will stay the same. To overcome this major obstacle, you must invest wisely to not only save your money, but also grow it in line with your financial needs and goals. As every individual's financial goals are differ-

ent, so is the investment method, which can be majorly classified into four subcategories—real estate, share market, gold, and fixed deposit. If you are wondering which investment tool is ideal for your financial goals, let's have a look at the advantages and disadvantages of all four.

FIXED DEPOSIT



A fixed deposit is one of the popular investment options as majority of people opt for the same because of the safety and assured returns. You invest a fixed amount at a predetermined interest rate and a fixed maturity period offering stability and certainty. "Fixed deposits are straightforward investment products, making them suitable for conservative investors or those seeking simplicity," mentions Amit Goenka, MD and CEO, Nisus Finance. Further adding to this, Prashant Thakur, regional director and head of research, Anarock Group says, "Interest can be paid out monthly, quarterly, or annually, depending on one's needs. Tax-saving FDs under section 80C come with income deductions up to Rs 1.5 lakh, and the DICGC insures each account for up to Rs five lakh. Also, banks often provide loans against FDs."

The downside of fixed deposits is that the returns on investment are lower as compared to other investment avenues. Fixed deposits also have limited liquidity as you have to keep your money in the fixed deposit for a predetermined time. If you opt for early withdrawal, you might be levied a penalty and not get the promised returns on maturity. Additionally, "FD returns may not keep pace with inflation, leading to a decrease in purchasing power over time," shares Goenka.

GOLD



Buying gold is undoubtedly one of the oldest methods of investment and is still popular. Indians and their love for gold is well-known all around the world. "Gold safeguards against inflation and maintains its value even when currency values drop. It is a reliable store of wealth, preserving purchasing power across generations. It is always in demand and the risks are much lower than in the equity market," opines Thakur. It can also provide you with much-needed investment portfolio diversification. Gold does not require maintenance or tracking, however it does need to be safely stored. Gold comes in handy as one can easily sell or mortgage it when going through financial worry. The demand for gold is also high globally making it easier to sell and buy whenever required. Historically, it does not lose its value over time and even your old ornaments fetch you a handsome sum.

Goenka however, shares some downsides of gold as an investment. "Unlike stocks or real estate, gold does not generate income in the form of dividends or rent, thus failing to give regular periodic income. Storing physical gold can also incur costs, such as safe deposit box fees or insurance premiums. Gold prices can also be volatile, influenced by factors such as market speculation and geopolitical tensions. While gold can preserve wealth, it may not offer significant growth opportunities as compared to other investments.

Consider tax implications for each investment option. Investment goals and time horizons should guide the choice of investment. Diversification across asset classes can mitigate risk. These points are applicable across all investment options and are crucial considerations for investors when making decisions about where to allocate their funds.

- Divya Doshi,
director and head of marketing of a
real estate company

STOCK MARKET

Thanks to the ease of accessibility through various online platforms, the number of people investing in the stock market has increased in the last decade. "Historically, stocks have provided good returns over time. Moreover, owning a stock is owning a piece of the company, giving the investor a share in its success. Well-chosen stocks tend to outpace inflation and buying/selling stocks is fairly straightforward," mentions Thakur. However, do keep in mind that one needs market knowledge to do so effectively. Further adding to this, there are various positives such as liquidity, diversification and huge growth potential. Elaborating on the same, Goenka as-

serts, "Stocks can be easily bought and sold on the stock exchange, providing flexibility for investors. Investing in stocks allows for diversification across industries and sectors, reducing overall risk. Stocks have the potential for high returns,

with some companies experiencing significant growth over time."

Two of the biggest disadvantages of investing in the stock market are the risk factor and volatility of the market. Such volatility can lead to short-term fluctuations and losses. For novice investors, accessibility is easy but the decision-making power about where to invest remains a challenge. Individuals cannot neglect the importance of thorough research to understand the stock market dynamics and careful investment. Any economic downturns, geopolitical events such as a war or a natural calamity and even several industry or company-specific challenges can pose a threat to your money invested in the market.

REAL ESTATE



According to the recent 'FICCI-Anarock Homebuyer Sentiment Survey, real estate is the most preferred asset class for investment with over 57 per cent of respondents opting for real estate as their preferred choice of investment over gold, fixed deposit and stock market. Kaushal Agarwal, chairman, The Guardians Real Estate Advisory highlights, "According to the RBI study, the average Indian household's total assets include 77 per cent real estate, seven per cent other durable items (such as vehicles, cattle, poultry, and machinery), 11 per cent gold and five per cent financial assets. First, it provides a consistent revenue stream, particularly through rental properties, which may help with financial stability and long-term goals. Furthermore, real estate frequently appreciates over time, yielding monetary rewards when sold. It also serves as an inflation hedge, as rental prices may be modified to retain the investment's value. Leveraging borrowed cash can increase profits, but it takes smart financial planning. Furthermore, adding real estate to a portfolio increases diversity while also providing tax benefits, such as mortgage interest deductions." Home loans also prove to be a good help to achieve the dream of homebuying. "It allows investors to leverage their investment without having to put their entire savings in one go, thereby reducing the initial financial burden and potentially increasing returns through the use of borrowed funds," adds Divya Doshi, director and head of marketing of a real estate company.

The initial cost of investment in a house is huge as you end up draining all your life's savings to become a homeowner. "One significant drawback is the illiquidity of real estate assets, as selling a property can be a time-consuming process. Moreover, the high initial investment and ongoing maintenance costs can pose financial burdens for investors. Additionally, fluctuations in the real estate market can impact property values, potentially leading to losses for investors," concludes Doshi.

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