

Last week
Ghaziabad

PROJECT TRACKER

Next week
Faridabad

CURRENT RESIDENTIAL PROJECTS IN NOIDA AND GREATER NOIDA

Name	Location	Developer	Avg size (sq ft)	Type (BHK)	Launch date	Date of possession	Status of completion	Launch price (₹/sq ft)	Current price (₹/sq ft)
NOIDA: Luxury									
Amrapali Zodiac	Sector 120	Amrapali Group	2350	4	Dec-09	Jun-13	20 months	2850	3250
AVS Orchard	Sector 77	AVP BUILTECH	2400	4	Mar-10	Dec-13	26 months	2500	3500
Celeste Corona	Sector 44	Assotech Limited	1981	3	Jan-08	Dec-12	14 months	8500	9975
Gardenia Gateway	Sector 75	Gardenia India	2300	4	Jun-11	Mar-14	29 months	3250	3400
Heart Beat City	Sector 107	Amrapali Group	2205-3215	3-4	Jan-11	Dec-14	38 months	2850	4000
North Eye Ph-2	Sector 74	Supertech Limited	1495-3350	2-4	Apr-11	Feb-16	52 months	9900	9900
GREATER NOIDA: Luxury									
Golf Forest Phase - 3	Sector Zeta-1	Paramount Group	3008	4	May-11	Jun-14	32 months	2600	2600
Kassia Floors	Taj Expressway	Jaypee	2140	4	Oct-10	Dec-13	26 months	2700	4600
Megapolis-Villas	Dadri	Ansal API	3462	3	Sep-08	Jan-13	15 months	2754	3131
Purvanchal Heights	Sector Zeta-1	Purvanchal	2690-3550	4-5	Jan-08	Dec-10	Ready	2750	2500
Stellar Sigma	Sigma-4	Stellar Ventures	2655	4	Dec-10	Apr-12	6 months	2650	2650
Sun Court Tower 3	Jaypee Greens	Jaypee	3875	4	Mar-11	Jul-14	33 months	8500	10256
NOIDA: Mid-segment									
Antriksh Forest	Sector 77	Antriksh Engineers & Brs	1195-1553	2-3	Apr-10	Mar-13	17 months	3250	3200
Ceyane	Sector 93	Supertech Limited	962	2	Dec-08	Jun-13	20 months	4335	5000
Gardenia Gateway	Sector 75	Gardenia India	950-1625	2-3	Jun-11	Mar-14	29 months	3250	3400
Indosam 75	Sector 75	Indosam Infra Pvt Ltd	960-1675	2-3	Feb-11	Jun-13	20 months	3200	3400
Kaamna Greens	Sector 143	Sikka Group	997	3	Aug-11	Aug-14	34 months	3120	3120
Skytech Matrott	Sector 76	Sky Tech Group	965	2	Feb-10	Jul-13	21 months	2850	3800
GREATER NOIDA: Mid-segment									
E-Homes	HRA-8	Designarch	1362-2175	2-3	Aug-07	Jun-12	8 months	2850	2500
Kassia Floors	Taj Expressway	Jaypee	770-1301	1-3	Oct-10	Dec-13	26 months	2700	4600
Megapolis-Fairway Apart	Dadri	Ansal API	2408	4	Jan-09	Dec-13	26 months	1725	2100
Mystic Greens	Sector Omicron-1	Eldeco Infrastructures	1345-1700	2-3	Jan-09	Mar-13	17 months	2200	2550
NRI Residency	Pari Chowk	SDS InfraTech	1215-2200	3-4	Jun-10	Dec-12	14 months	2200	2500
Palm Green	Sector-MU	Omaxe	1777-2435	3-4	Jan-08	Jun-13	20 months	1900	2240
Purvanchal Heights	Sector Zeta-1	Purvanchal	1830	3	Jan-08	Dec-10	Ready	2750	2500
Stellar Sigma	Sigma-4	Stellar Ventures	1450	3	Dec-10	Apr-12	6 months	2650	2650
Techno City	Sector Chi 5	Proview	1492	3	Nov-09	May-12	7 months	2100	2300
NOIDA: Affordable									
Aman-II	Sector 151	Jaypee	850	2	Jul-11	Mar-14	29 months	2990	3150
Blossom Greens Ph-2	Sector 143	Logix Group	860	2	May-11	Dec-13	26 months	2790	2890
Celebrity Homes	Sector 76	Agarwal Associates	550	1	Feb-10	Jun-13	20 months	2900	3500
Ceyane	Sector 93	Supertech Limited	475	1	Dec-08	Jun-13	20 months	4335	5000
Kaamna Greens	Sector 143	Sikka Group	590-767	1-2	Aug-11	Aug-14	34 months	3120	3120
Silicon Princely Estate	Sector 76	Amrapali Group	875	2	Mar-10	Dec-12	14 months	2900	3400
Kensington Boulevard	Sector 131	Jaypee	535-695	1-2	May-10	Sep-14	35 months	3330	3800
GREATER NOIDA: Affordable									
Aastha Apartments	Pari Chowk	Ansal API	1050	2	Aug-11	Aug-14	34 months	1400	1400
Czar Suites(Socrates T)	Sector Omicron-1	Supertech Limited	511	1	Apr-10	Jun-13	20 months	2900	3250
E-Homes	HRA-8	Designarch	550	1	Aug-07	Jun-12	8 months	2850	2500
Golf Forest Studio Apart-2	Sector Zeta-1	Paramount Group	375	1	May-11	Oct-13	2 years	3000	3200
Heights	Sector Zeta-1	AWJ Group	570-963	1-3	Jan-11	Jul-13	21 months	2200	2200

Since the above information is gathered from various sources, HT Estates does not take responsibility for any omissions or errors. Readers are requested to do a thorough check while searching for properties. The list is not exhaustive.

SOURCE: PROPEQUITY

* Retail Bookings with free home loan consultancy
* Best deals on Bulk Bookings
* Fair and transparent process

Purchase the right property in Delhi/NCR through the trusted Brand Now
www.lichousing.com

Home Search Made Easy

Come to us and we will assist you to get your dream home.

Multiple options for under-construction properties in NCR.

LIC HFL Property Services
(A division of)



LIC HOUSING FINANCE LTD.
"With you, for your dream home"

Call : 9999631236, 9716940001

Decoding circle rates

The new circle rates will curb black-money in real estate transactions

Vivek Kohli

Circle rates basically lay down the minimum valuation of land and immovable properties. Circle rates, as and when revised and notified by the relevant state government, are taken into consideration by the competent registering authorities at the time of registration of instruments relating to land and immovable properties. Circle rates for the national Capital were last revised by the Delhi government on February 8, 2011. Recently, the government once again revised circle rates under the provisions of the Indian Stamp Act, 1899, as applicable to Delhi and the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007. The intention of the government in revising circle rates is to mitigate and curb the practice of heavy under-

htestates LEGAL REMEDIES

valuation of property prices, which results in circulation of black money and avoidance of stamp duty. Though circle rates are laid down as standards that are to be uniformly followed by all in their transactions of immovable property, the quantum of circle rates applicable depends on various factors. For instance, circle rates differ on the basis of whether the prescribed usage of the land is residential, commercial, industrial or any other. In Delhi, circle rates are much higher for commercial and industrial land as compared to residential. Also, circle rates vary depending on the locality the immovable property is in. Taking factors like development, prices, infrastructure



VIPIN KUMAR

etc into account, the government in Delhi has categorised each locality under eight heads - from A to H. Each category has a different prescribed circle rate, where posh areas have higher circle rates than others. Furthermore, in Delhi, the minimum value of the built-up rate is also determined by where the flat is: in a DDA/cooperative/ group housing society or in a multi-storeyed building developed by a private builder. The minimum value of the built-up rate is much higher for multi-storeyed flats developed by private builders as compared to multi-storeyed flats in DDA/ cooperative/ group housing societies.

For an average person looking to invest in an immovable property, this latest hike in circle rates will translate into increased costs as he/she will have to pay a higher amount towards stamp duty and reg-

istration. However, buyers should not panic as the proportionate increase in circle rates does not mean an equivalent increase in property prices. Just because there has been a 25% hike in one area does not mean property prices too will go up there by the same percentage.

However, though property prices may go up because of the hike, this revision is a welcome move. Given the significantly wide gap between actual market rates and previous circle rates, the new rates will act as a better check on the black-money component of real estate transactions. It will also help increase transparency in transactions of immovable property and add to the state's revenue.

The author is senior partner, ZEUS Law Associates, a corporate commercial law firm. One of its areas of specialisation is real estate transaction

You can get a higher loan amount now

The move will help buyers to get more funding for their homes as banks lend on the basis of the white component

Adhil Shetty

On October 31, the Delhi government raised circle rates by 15% to 250% depending on the area. This is the second such hike in the past nine months (it was increased by 100% in February). This move will set the stage for a hike in property prices in the Delhi region. This may also have a domino effect on other cities. The move will help genuine

buyers obtain a higher loan amount from banks as they only lend on the basis of the amount shown on paper; that is, the white money. Since banks provide 80-85% loan of the value (of a house), any increase in the property price will have a proportionate impact on the amount of loan disbursed.

A significant number of real estate transactions in India involve cash transactions. The reason is the much

lower price set by the government than the market price. It results in two-part payments. One part comes from bank financing which finances a loan based on the government-set price while the other, which is the difference between the market price and government-set price, is paid from the buyers' pocket. Now with the increased circle price, the difference will go down or reduce to zero.

For example, if the government rate for the property is defined as X per sq m and the market rate is Y per sq m, the difference Y-X was given from the buyers' own

sources since banks will only recognise X and provide loans based on X.

There could be some impact on other fronts as well. Homebuyers might end up compromising on the space of their homes as usually the budget is determined first before the space is identified. Also, buyers may not be able to handle both the hike in interest rates and property prices at the same time and might postpone their purchase decisions or look for affordable housing on the outskirts of the city.

The author is CEO, BankBazaar.com

Sample this flat



RANGOLI GARDENS, JAIPUR

Where: 1.4 km from Vaishali Nagar, Jaipur

What: 2BHK and 3 BHK apartments available in sizes 1210 sq ft, 1480 sq ft and 1660 sq ft by Ashiana

USP: Just walking distance from Vaishali Nagar, spread over 26 acres, well planned interiors, 8.8 acre parks, club with swimming pool, shopping plaza, designated areas for lawn tennis, badminton and even a cricket pitch

Cost: ₹1910 - 2090 per sq ft (basic cost)

Builder's block

Brand: The 3C Company
Location: Noida

Star rating: 3C is perhaps the only realty developer in the Asia Pacific, which has three platinum and four gold rated leadership in energy and environmental design (LEED) certified green buildings rated by IGBC (Indian Green Building Council) under the umbrella of USGBC (US Green Building Council)



Vidur Bharadwaj
director

Director: Vidur Bharadwaj is the director of The 3C Company. The driving force of green architecture, he is the initiator of sustainable developments in Delhi and NCR region

Future projects: Sports Village in Noida and a mid-segment residential project in Gurgaon

Vision & Mission

To be globally recognised as an integrated green developer that believes in creating, caring and conserving. The focus of the company is on the timely delivery of its projects. It is currently developing an area of about 23 million square feet

NEW PROJECTS

Project	Developer	USP	Configuration	Launch date	Completion date	Current status	Current price
GURGAON							
DWARKA EXPRESSWAY							
Lumbini Terrace	Brisk Infrastructure	Dwarka Expressway	3 BHK	Mar-11	2014	Available	3850
Mahindra Aura Ph - 3	Mahindra Lifespaces	Dwarka Expressway	3 BHK	Apr-11	2014	Available	4175
Spire	Spire World	Dwarka Expressway	3 BHK	Jun-11	2014	Available	3250
NOIDA							
SECTOR- 76							
JM Orchid	JM Group	Close to proposed metro station	2-3 BHK	May-10	2013	Available	3700
Matrott	Skytech	Close to proposed metro station	2-4 BHK	Oct-10	2013	Available	4300
Max Royal	Sethi Group	Close to proposed metro station	2-3 BHK	Jun-10	2013	Available	4030
GREATER NOIDA							
YAMUNA EXPRESSWAY							
Empire Estate	Logix Group	Close to Formula One race track	100-250 sq yd	May-11	2013	Available	17450
Golf Kingdom	K B InfraTech	Close to proposed airport Jewar	110 -475 sq yd	Sep-11	2013	Available	16999
Greenbay Golf Village	Oriss Infrastructure	Close to Formula One race track	100-750 sq yd	Apr-11	2013	Available	19000
GHAZIABAD							
CROSSINGS REPUBLIC							
Gaur Global Village	Gaur Group	On NH 24	2-3 BHK	Nov-10	2013	Available	2350
The Nest	Assotech	On NH 24	2-3 BHK	Jun-11	2014	Available	2150
Wellington	Panchsheel Group	On NH 24	2-3 BHK	Sep-10	2014	Available	1950
FARIDABAD							
SECTOR 80-86							
Blue Solitaire	Dhingra Jardine	Close to NH 2	3 BHK	Jun-10	2014	Available	2800
Princess Park	BPTP	Close to proposed metro station	2-3 BHK	Jun-08	2012	Available	2250
Puri Pratham	Puri Construction	Close to NH 2	2-3 BHK	Jan-10	2014	Available	2635

Since the above information is gathered from various sources, HT Estates does not take responsibility for any omissions or errors. Readers are requested to do a thorough check while searching for properties. The list is not exhaustive.

SOURCE: KNIGHT FRANK

ATTENTION BUSINESS DECISION MAKERS

ATTRACT NEW CUSTOMERS.

Visit our Free Marketing Expo

Printworks® is a great opportunity for you to get some first-hand advice on advertising and marketing from media industry professionals.

Join us at one of our free 1 hour expo sessions to see proven, inexpensive strategies that will help build your business base, reach out to new customers and stay ahead of the competition.

Those attending Printworks® will be eligible for our strictly limited expo-only advertising packages which give you access to unprecedented savings from our normal prices. We have comprehensive print campaigns from just Rs 11,600 a week for Delhi NCR, and our local market campaigns are affordable for any business starting at less than Rs 800 a week.

Printworks® will be the most valuable expo you attend this year, spaces are strictly limited - so don't miss out.

MONDAY 14TH TO SATURDAY 19TH NOVEMBER

Register now don't miss out WWW.RSVPDELHI.COM/3

or phone **0120-6404459, 0120-640427 or 0120-6492457**

The Park Hotel, 15 Parliament Street, New Delhi • 7 convenient session times to choose from, see website for details.

