Last week: North and West Delhi

RENTAL AND CAPITAL VALUES

Next week: Gurgaon and Dwarka

This week: CENTRAL DELHI AND FARIDABAD

Area	Type (BHK)	Rental (in ₹)	Capital (in ₹/sq ft)
FARIDABAD: Luxury			
Ashoka Enclave	2-3	12-18	6000-7000
Charmswood Village	2-4	14-22	7500-10000
Sector 11	2-4	12-20	7000-8500
Sector 21	2-4	10-18	5200-8000
Sector 31	2-4	9-17	6000-8000
Sector 46	2-4	10-17	6000-9000
Sector 64	2-4	12-20	6000-10500
FARIDABAD: Mid-segment			
Badkal Lake	2-3	9-12	4000-5500
Greem Fields	2-3	10-11	5500-6000
Indraprastha Colony	2-3	8-10	2300-3500
Mathura Road	2-3	10-13	4200-6000
NIT	2-3	9-12	5000-6000
Sainik Colony	2-3	10-11	4000-7500
Sector 1-4	2-3	9-11	5000-7000
Sector 5	2-3	8-10	5600-6000
Sector 8	2-3	8-11	5500-6500
Sector 10-20	2-3	8-12	5500-8500
Sector 11	2-3	9-10	4500-5500
Sector 15	2-3	8-9	2800-3500
Sector 20	2-3	9-10	4400-6000
Sector 30-39	2-3	8-10	4500-6500
Sector 40-45	2-3	9-10	3500-5000
Sector 48	2-3	7-9	3000-4800
Sector 49	2-3	7-8	2500-3000
Sector 56	2-3	7-8	2500-3000
Sector 50-59	2-3	9-12	3500-5500
Sector 62	2-3	6-7	1700-2700
Sector 63-64	2-3	6-7	1900-3000
Sector 65	2-3	7-8	2200-3000
Sector 68	2-3	7-8	3000-4200
Sector 75	2-3	8-9	2500-3500
Sector 76	2-3	6-7	2000-3000
FARIDABAD: Budget			
Aravali	2-3	7-8	3500-5000
Ballabhgarh	2-3	6-7	2500-3500
Badarpur Border	2-3	6-7	2400-4500
BPTP	2-3	5-6	2000-3000
Budena Road	2-3	5-6	1500-2000
Duaba Colony	2-3	6-7	2000-2500
Ghosipur	2-3	6-8	2000-2500
Indraprastha Colony	2-3	7-8	2500-3700
Jalvayu Vihar	2-3	6-8	2800-3100
Jawahar Colony	2-3	6-7	2500-3500
Kabulpur	2-3	5-7	1600-2000
Kheri Road	2-3	6-7	2000-2800
Nahar Par	2-3	5-7	1900-2500
Nehru Nagar	2-3	5-6	2000-3000
Palwal	2-3	6-7	1600-2500

Area	Type (BHK)	Rental (in ₹)	Capital (in ₹/sq ft)
CENTRAL DELHI: Luxury			
Ashoka Road	2-3	82-95	42600-68000
Aurangzeb Road	2-3	81-92	41000-60000
Babar Road	2-3	40-60	30000-38000
Barakhamba Road	2-3	55-69	30000-40000
Bengali Market	2-3	45-69	24000-38000
Bhagwan Das Road	2-3	50-62	29000-31000
Connaught Place	2-3	70-85	20000-35000
Chanakyapuri	2-3	30-35	12000-21000
DLF Capital Greens	2-3	20-28	10000-15000
Ferozeshah Road	2-3	75-83	25000-30000
Gole Market	2-3	60-75	20000-38000
Janpath	2-3	60-80	31000-44000
Jantar Mantar Road	2-3	55-68	31000-40000
Kashmiri Gate	2-3	55-78	31000-38000
Kasturba Gandhi Road	2-3	70-80	45000-60000
Malcha Marg	2-3	55-60	30000-45000
Mandi House	2-3	62-71	25000-31000
Prithviraj Road	2-3	75-90	45000-55000
Pusa Road	2-3	52-60	22000-38000
Sikandara Road	2-3	25-36	25000-28000
Singhara Chowk	2-3	20-35	10000-13000
Sunder Nagar	2-3	50-75	30000-40000
NORTH DELHI: Mid-segment			
Asaf Ali Road	2-3	20-30	5000-9000
Chawri Bazaar	2-3	15-20	8500-9500
Indraprastha Estate	2-3	17-26	8900-9800
Karol Bagh	2-3	20-30	9000-14000
Moti Nagar	2-3	17-21	9000-10000
Multan Nagar	2-3	15-20	7000-8000
New Rajinder Nagar	2-3	12-15	5000-8000
Old Rajinder Nagar	2-3	10-15	5000-7500
Paharganj	2-3	10-16	7000-10000
Prasad Nagar	2-3	11-20	9200-9700
Rajendra Place	2-3	12-19	6000-9000
Rajinder Nagar	2-3	13-15	8000-10000
Sadar Bazaar	2-3	15-19	8000-9000
Sarai Kale Khan	2-3	15-25	9000-11000
Shankar Road	2-3	10-18	9000-13000
Shivaji Marg	2-3	12-18	6000-9000
Sita Ram Bazaar	2-3	13-20	8000-12000
NORTH DELHI: Budget			
Ajmeri Gate	2-3	9-11	4000-5500
Chandni Chowk	2-3	10-14	3200-6000
Daryaganj	2-3	9-14	5000-7000
ITO	2-3	12-17	7500-9500
Jama Masjid	2-3	9-13	4200-6000
Khari Baoli	2-3	12-16	4000-6000
Motia Khan	2-3	10-13	5400-6000
Patel Nagar	2-3	10-14	5200-6000
Ranjit Nagar	2-3	9-14	5100-6200

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

makaan.com SOURCE: MAKAAN.COM

Pick of the week

PROJECT: **Supertech Czar Suites**

Where: Omicron-1, Greater Noida

What: Studio and 2, 3 and 4BHK apartments and penthouses

USP: The project has in-house clubs and sports facilities like swimming pool, badminton and tennis courts, amphitheatre, shopping mall, medical city, ample parking space, central park spanning six acres within the complex

Cost: Starts from ₹13.58 lakh

Projects completed by this developer:
Supertech Estate, Supertech Residency, Avant Garde, Rameshwar Orchids (Ghaziabad), Shopprix Mall (Noida); Shopprix Mall (Vaishali), Icon (Indirapuram), Ceyane Tower (Noida)

Broker bytes

Gurgaon is one of the most prominent outsourcing and offshoring hubs in north India. It has also become a major hub of IT companies, car manufacturers, garment exporters, etc. It also boasts of world-class real estate development and shopping malls. The major developments are currently on in Golf Course Road Extension, where there is high expectation in terms of appreciation in price in the coming two and three years, especially from residential / retail / plots. A residential plot is like gold, because this location is going to be become more valuable than Golf Course Road. Golf Course Road Extension will also be well-connected to South Delhi and Faridabad

–Sukesh Kumar, managing director, Insignia Estate Networks Pvt Ltd

Learning with Estates | Realty jargon made simple

CATEGORY KILLER
Category killer is a term used to describe a product, service, brand, or company that has such a distinct sustainable competitive advantage that competing firms find it almost impossible to operate profitably in that industry. The existence of a category killer will eliminate almost all market entities, whether real or virtual. Also a national retail chain that is dominant in its product category - usually by offering an extensive selection at low prices - to the point of putting smaller players out of business.

CAVEAT
A document, which any person, who claims to have an interest in the property, may lodge against the title of property at the Registry of Land Titles.

CENTRAL BUSINESS DISTRICT (CBD)
The functional centre around which the rest of a city is structured. Characterised by the presence of comparison retail, office accommodation, leisure facilities, buildings for recreational use, public museums, art galleries and governmental functions.

CENTRAL CITY
Main city of a cluster of cities. Also refers to the downtown area of a city.

Source: Cushman & Wakefield's India Real Estate Dictionary. All definitions included in this list are for general use only and should not be used for any legal purposes

THINKSTOCK

cut out and keep

Equitable mortgages

A loan taken after depositing title deeds needs careful consideration

htestates LEGAL REMEDIES

Vivek Kohli

A mortgage by deposit of the original title deeds of immovable property, also known as an equitable mortgage, is the most common form of taking a mortgage in India. When a person delivers his original title deeds to the creditor, so as to create a security on the loan advanced/to be advanced by the creditor, the transaction is a mortgage by deposit of title deeds. An equitable mortgage usually takes effect through a written mortgage deed executed by the borrower and lender, which is subsequently registered with the competent authorities.

The essence of an equitable mortgage is the borrower's bona fide intention that the title deeds shall serve as security for the debt. By parting with possession of original title deeds, the borrower is disabled from creating any further encumbrance on the mortgaged property (e.g. further sale) that may endanger the interests of the lender. Unless the lender has these title deeds, it is difficult for him to lay a claim of charge on the mortgaged property. In the event the borrower fails to make complete repayment of his loan, the lender has the right to cause the mortgaged property to be sold so as to apply the sale proceeds towards meeting the borrower's unpaid debts.

In order to create a valid equitable mortgage, it is sufficient if the original title deeds deposited bona fide relate to the property being mortgaged and that they serve as material evidence of borrower's title of ownership of such property. Certified copies of title deeds do not come under the meaning of creation of mortgage by deposit of title deeds - unless it can be proved that the original title deeds are not forthcoming or have been lost. However, there is no presumption in law that the mere act of depositing title deeds with another shall amount to creation of a mortgage, if there was no intention of the parties to create a mortgage.

Regarding the usual process of an equitable mortgage, the lender (bank) first conducts a thorough legal due diligence of the property that is sought to be mortgaged. This is to ensure the property is encumbrance-free as well as to estimate the market value of the property. Once the Bank is satisfied, loan is sanctioned, title deeds deposited and mortgage deed executed, the disbursement of loan commences. Since creation of a mortgage through an instrument in writing involves the transfer of a right/ interest in the property made by the borrower in favour of the lender, parties should keep in mind that such a written instrument relating to mortgage of an immovable property requires compulsory registration under the Indian Registration Act, 1908. If not registered, the mortgage deed cannot be used in evidence before the Courts of law. Where the title deeds are merely handed over without being accompanied by any written mortgage deed, registration is not required.

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

THINKSTOCK

htestates LAW BOOK

Sunil Tyagi

My uncle, a Hindu male, inherited valuable agricultural land as ancestral property from his father. My uncle died last year and left behind his will in which he has made a provision that the entire ancestral property shall be bequeathed to only one of his four sons, to the exclusion of his remaining sons. Is this permissible in law?

– Rajan Sharma

A Hindu male is permitted to dispose of his own share in the coparcenary / ancestral property through a will. Since it was an ancestral property, your deceased uncle and each of his four sons were entitled to an equal share (share of each being one-fifth) in this ancestral property.

Your deceased uncle could have made a testamentary disposition of his share in the ancestral property, limited to only his one-fifth share/ undivided interest in such ancestral property, i.e., without endangering the undivided interest of remaining sons in the ancestral property.

I have purchased a flat in a residential apartment in NCR and the seller has executed and registered a sale deed without my knowledge and signatures? What should I do?

– KG Chopra

Any document which relates to the transfer of ownership of immoveable property, the passport size photograph and the finger prints of each buyer and seller of such property mentioned in the document shall be affixed on such transfer document. Further, the registrar is required to endorse the date, time, place, photograph, finger prints and signatures of each of the Party on such document. You may approach the seller and ensure that a fresh sale deed is properly executed, endorsed and registered as per applicable provisions of law.

We are three brothers and a sister. Our mother died intestate leaving behind legal heirs including my father, my brother, my sister and I. All the property was in the name of my mother. Now, we all want to relinquish our rights/interests in the property in the name of our father by way of relinquishment deed. I would like to know that, whether registration of relinquishment deed is mandatory and what is the applicable stamp duty rate?

– JK Roshan

All non-testamentary instruments which purport or operate to create, assign, limit or extinguish, whether in present or in future, any right, title or interest to or in the immoveable property is to be compulsorily registered. Hence, a relinquishment deed is a compulsory registerable document and you must get it registered. The stamp duty rate shall depend on the applicable stamp act of the state where the document is to be registered.

The author is senior partner, ZEUS Law Associates
If you have any queries, email us at htestates@hindustantimes.com

THINKSTOCK

htestates CHEQUE BOOK

Harsh Roongta

One of the branches of a lender has offered a loan without a guarantor, and another branch of the same lender has asked for a guarantor for a home loan. Can a lender have different rules for home loans at different location in one state?

– RK Kishore

I am assuming you are talking about the same person for the same property. If not, then different credit perceptions may necessitate a guarantor in one case and not the other. Also since the credit process is not completely objective, the perception of the same case may also sometimes differ leading to this differential requirement of guarantor. Typically, the stage at which the requirement has been conveyed (in one case based on a preliminary analysis and in another, after looking at the papers) can also make a difference.

I have repaid the loan of ₹10.5 lakh taken from a leading lender by borrowing the money from my father. Can I get the income tax benefits on the repayment that I am going to make to my father in the form of monthly installments of ₹8000 per month?

– JC Tanwar

For claiming deductions in respect of principal portion comprised in home loan installment, the loan should have been taken from specified entities like the central or state government, any bank including cooperative bank, LIC, National Housing Bank, any housing finance company or any cooperative society engaged in providing loans for financing construction of house, your employer who is a public company or public sector company or any university etc. Since you have taken a loan from your father, you will not get any income tax rebate in respect of any capital repayment of housing loan. However as regards to payment of interest on borrowed capital, you will be able to claim the deduction of interest payable to your father up to ₹1.5 lakh in case the property is self-occupied or to the fullest extent of interest payable if the property is let out. You will have to obtain and keep on record a certificate of interest payable for housing purpose.

If a co-applicant is a defaulter as per CIBIL, can the applicant of the home loan still get a higher quantum of a loan?

-MC Meena

On the contrary, lenders are likely to reject the application. However if the applicant's income is sufficient to justify the loan by itself try applying in his/ her name alone.

I want to apply for a home loan of ₹10 lakh. My current salary is ₹35000. However, my bank balance is very poor. Also, I have taken a personal loan which has a good track record. My personal loan EMI is ₹2500. Can I get a home loan?

The eligibility to get a loan is dependent on your income, number of dependents, age and qualifications. Based on your clear track record and income, you can easily get a home loan of ₹10 lakh provided you are able to contribute the down payment of at least 20% of the total cost of the house.

Harsh Roongta is CEO, Apna Paisa. He can be reached at ceo@apnapaisa.com