

Last week  
Noida

# PROJECT TRACKER

Next week  
Gurgaon

## CURRENT RESIDENTIAL PROJECTS IN FARIDABAD

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)
<b>FARIDABAD: Luxury</b>									
Crown Heights Ph-2	Sector 80	Ansal Buildwell	2850	4	May-11	Jun-14	3 years	2750	2750
Discovery Park	Sector 80	BPTP	2440	3	Oct-10	Jul-13	2 years	2500	2595
Escalade	Surajkund	Eros Group	6200-9600	5-6	Nov-08	Jun-12	11 months	7900	13333
Hamilton Heights	Sector 37	Espire Infrastructure	1800-2366	3-4	Jun-07	Dec-11	5 months	3100	4400
Indraprastha Colony	Sector 30	Swatantra	1900-2485	3-4	Sep-07	Aug-12	13 months	3551	3800
Kanishka Towers	Sector 34	Saffron Group	1600	3	Oct-06	Oct-08	Ready	3850	5000
Lake View	Sector 48	Zion Promoters	2095	4	Jun-07	Oct-11	3 months	3025	3525
La-Vista	Sector 77	KLJ Group	2700	4	Jun-08	Dec-12	17 months	2250	2800
Luxury Villas	Sector 78	Triveni Infrastructure	2750-4000	3-4	Nov-07	Nov-10	Ready	2250	2250
Orchids	Sector 28	Tarang Infrastructure	1950-2700	3-4	Oct-08	Aug-12	13 months	4000	4350
Paradise	Sector 87	Mariners Buildcon	2875	4	Aug-08	Mar-13	20 months	2600	3478
Park Arena	Sector 80	BPTP	2400	3	Aug-10	Mar-13	20 months	2550	2800
Park Grandeur	Sector 82	BPTP	2630	4	Apr-07	Oct-11	3 months	2100	2700
Savana	Sector 88	RPS Group	2360	4	Jan-06	May-12	10 months	1900	2800
Sunshine Avenue	Sector 28	Swatantra	1940-2600	3-4	Aug-08	Aug-11	1 month	4100	4500
The Forest	Surajkund	Omaxe	2500-4000	4-5	Jan-06	Nov-11	4 months	7100	6500

<b>FARIDABAD: Mid-segment</b>									
Anushree Apartment	Sector 75-76	Swatantra	1960	3	Jan-07	Mar-12	8 months	1750	1800
Crown Heights Ph-2	Sector 80	Ansal Buildwell	1820	3	May-11	Jun-14	3 years	2750	2750
Imperial Estate	Sector 82	SPR BuildTech	1901	3	Dec-07	Dec-11	5 months	2100	2400
KLJ Greens	Sector 77	KLJ Group	1710-2141	3-4	Feb-07	Dec-11	5 months	1800	2100
La-Vista	Sector 77	KLJ Group	1950	3	Jun-08	Dec-12	17 months	2250	2800
Luxury Villas	Sector 78	Triveni Infrastructure	1500	2	Nov-07	Nov-10	Ready	2250	2250
Park Grandeur	Sector 82	BPTP	1813	3	Apr-07	Oct-11	3 months	2100	2700
Park Lands Pride	Sector 77	BPTP	1050-1750	3-4	Apr-11	May-14	34 months	3048	3520
Pratham Ph-2	Sector 84	Puri Constructions	1400	3	Jan-10	Dec-13	29 months	2150	2633
Redwood Residency	Sector 78	Era Landmarks	1470	3	Sep-07	Mar-11	Ready	1350	2100
Rhythm	Sector 88	RPS Group	1665	3	Jul-08	Feb-13	19 months	2100	1980
Royal Hills	Sector 87	SRS Real Estate	1650	3	May-07	Dec-12	17 months	2200	2172
Savana	Sector 88	RPS Group	1250-1805	2-3	Jan-06	May-12	10 months	1900	2800
Taksila Gardens Ph-2	Sector 70	Piedmont Development	1600	3	Jul-10	Jun-13	23 months	1601	2011
The Jade	Sector 86	Uppal	1864	3	May-08	Dec-11	5 months	1650	2300

<b>FARIDABAD: Affordable</b>									
Anushree Apartment	Sector 75-76	Swatantra	1195	2	Jan-07	Mar-12	8 months	1750	1800
Discovery Park	Sector 80	BPTP	1120	2	Oct-10	Jul-13	2 years	2500	2595
Ferrous Heights	Sector 89	Ferrous Infrastructure	1150-1325	2-3	Nov-10	Dec-13	29 months	2050	2150
Gloria Ph-2	Sector 80	Dhingra Projects	929	2	Nov-10	Dec-13	29 months	2100	2300
KLJ Greens	Sector 77	KLJ Group	1279	2	Feb-07	Dec-11	5 months	1800	2100
Ozone Square	Sector 89	Heritage Cottages	1200	2	Jan-09	Sep-11	2 months	1900	2100
Pal Garden	Sector 89	Pal Infrastructure	1250	2	Jan-07	Dec-12	17 months	1800	2100
Park Arena	Sector 80	BPTP	1107	2	Aug-10	Mar-13	20 months	2550	2800
Park Grandeur	Sector 82	BPTP	996	2	Apr-07	Oct-11	3 months	2100	2700
Pearl Heights	Sector 87	SRS Real Estate	1250	2	May-11	May-13	22 months	2400	2400
Platinum Plus	Sector 77	KLJ Group	865-1195	2-3	Sep-09	Dec-12	17 months	1857	2196

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

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### Sample this flat



### OBEROI GARDEN CITY

**Where:** Goregaon (E), Mumbai

**What:** Three towers of 50 storeys each. 3BHK units in configurations of 1690 sq ft and 1820 sq ft

**USP:** Oberoi Exquisite is spread across almost 32 acres and dotted with approximately 3,000 trees. It offers state-of-the-art amenities

**Cost:** ₹11500 psf plus 1% per floor rise

### Builder's block

**Brand:** K World Group  
**Location:** Ghaziabad, Gurgaon, Greater Noida and Karol Bagh  
**Star rating:** K World Group was established in 1997 by its founder UD Kiwanis. The group has executed many projects such as Royal Court in Sector 39, Gurgaon and Engineers Park in Greater Noida



Pankaj Jain, business head

**Business head:** Pankaj Jain is the business head of K World Group. He is an engineering graduate and has 17 years of experience in the field of marketing, engineering and real estate

**Future project:** The group is planning to come up with a group housing project in Gurgaon, commercial projects in Karol Bagh (Jewellery mall) and Greater Noida and a township project in Gwalior

### Vision & Mission

**K World Group intends to establish itself as a leading real estate player in India, and hopes to keep the commitments made to its valued customers who have bestowed faith in its companies**

## NEW PROJECTS

Project	Developer	USP	Configuration	Launch date	Completion date	Current status	Current price
<b>GURGAON</b>							
<b>NH-8</b>							
Maceo	Anant Raj	On NH 8	2-4 BHK	Apr-11	2014	Available	2644
NCR Lotus	Siddhartha Group	On NH 8	2-4 BHK	Jan-11	2014	Available	2600
Park view Ananda	Bestech	On NH 8	2-3 BHK	Jan-11	2014	Available	4500
<b>NOIDA</b>							
<b>EXPRESSWAY</b>							
Kaamna Greens	Sikka Group	On Noida Expressway	1-4 BHK	Aug-10	2014	Available	3450
Klassic Heights	Jaypee Greens	On Noida Expressway	3-4 BHK	Mar-10	2014	Available	3710
The Orchards	Jaypee Greens	On Noida Expressway	3-4 BHK	Aug-11	2014	Available	4905
<b>GREATER NOIDA</b>							
<b>PARI CHOWK</b>							
Casa Greens 1	Radhey Krishna Techno	2 kms from proposed metro station	2-4 BHK	May-11	2013	Available	2499
Fairway	Ansal API	Close to proposed metro station	1-4 BHK	Sep-11	2014	Available	2100
Palm Green	Omaxe	Close to Pari Chowk	3-4 BHK	Nov-10	2013	Available	2240
<b>GHAZIABAD</b>							
<b>INDIRAPURAM &amp; NEW INDIRAPURAM</b>							
Cloud 9	Rishabh Buildcon	Close to NH 24	2-3 BHK	Nov-10	2013	Available	2690
Jupiter	Angel	Close to NH 24	2-3 BHK	Mar-11	2013	Available	3150
Springview Floors	Saamag Const Ltd	On NH 24	2-4 BHK	Sep-10	2013	Available	2510
<b>FARIDABAD</b>							
<b>SECTOR 75-77</b>							
KLJ Greens	KLJ Developers	Close to Noida Expressway	2-4 BHK	Jan-09	2012	Available	2100
La-Vista	KLJ Developers	Close to Noida Expressway	3-4 BHK	Jun-10	2014	Available	2400
Parklands Pride	BPTP	Close to sectors 14 and 15	2-4 BHK	Apr-11	2014	Available	3400

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# Who gets the property title deeds?

If a property is sold to different buyers, the person with the most valuable share is entitled to receive the chain of title documents

Vivek Kohli

Section 55 of Transfer of Property Act, 1882 (TPA) enumerates the rights and responsibilities that buyers and sellers have towards each other. What's important is which party is entitled to receive/possess the chain of previous title deeds of the property, given the numerous instances of disputes arising between buyers and sellers over the same.

During the stage of negotiation between the buyer and seller, it is the seller's duty to furnish all documents relating to ownership/title of the property which in his possession, for the buyer's examination. It is the seller's duty to address questions raised by the buyer pertaining to the property and its title, to the best of his knowledge. In addition to demanding the chain of title deeds from the seller, buyers must also be proactive and visit the relevant sub-registrar's office (within whose jurisdiction the property being purchased is located) to check whether



the chain of title documents have indeed been duly registered and whether the property is free from any registered charge/mortgage.

Once negotiations of sale/purchase of the property are finalised, and the parties proceed to execute the sale deed, the question of who is entitled to receive/possess the chain of title deeds depends on whether the buyer is purchasing the entire property or only a portion of it. The various scenarios that usually exist are as follows:

- If the buyer is purchasing the entire property of the seller, the seller is bound to deliver all previous title documents of the property in his possession to the buyer. The seller is required to hand over the chain of title deeds only when the buyer has paid the entire purchase money for such property. In case possession of the property is being handed over by the



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seller at a date later than the date of execution of the sale deed, it is the seller's responsibility to keep all title documents of the property safely till such time possession of the property is actually handed to the buyer.

- If the buyer is purchasing only a part of the seller's property (eg one floor in a two-storied house) and the seller has retained the

remaining portion of such property, it is the seller who is entitled to retain the chain of previous title documents.

- In case different portions of the entire property are being sold to different buyers, the buyer who is purchasing the portion having greatest value is entitled to receive the chain of title documents of the entire property. Let's take an example of three different

buyers who have purchased three different floors of the same property. Buyer X who purchased the ground floor also paid purchase money for exclusive use and ownership of the garden adjoining his floor. Since the entire portion owned by buyer X is of greater value than the other floors, he is entitled to retain the chain of title deeds of the entire property. However, the law also provides for responsibilities when conferring rights. An owner, whose portion of the entire property has the greatest value, is bound to furnish the chain of title deeds of the entire property upon reasonable request made by owners of other portions of lesser value.

In all these different scenarios, the person having possession of the chain of previous title deeds of the property must be aware that he has been entrusted with a crucial responsibility. He/she must endeavour to keep the title documents safe and undefaced. These covenants are implied in nature. That is, in the absence of a contract between the parties which is contrary to these covenants, the above-mentioned statutory provisions shall be enforceable.

The author is senior partner, ZEUS Law Associates, a corporate commercial law firm



### htestates

#### LAW BOOK

Sunil Tyagi

A few years ago, my mother inherited life interest in our house under my deceased father's will. Unfortunately, I do not have cordial relationships with my two siblings. My mother is now contemplating gifting this property to my siblings and exclude me. How can I protect my share?

—Simran Singh

Since your mother has inherited only life interest/life estate in this particular property under your father's will, she is not free to bequeath, sell, gift, mortgage or alienate this property in any manner during her lifetime. On her demise, the property shall stand bequeathed to the ultimate beneficiaries named in your deceased

father's will. On the other hand, if the ultimate beneficiary/beneficiaries of this property have not been named in your deceased father's will, equal share in this property (one-third each) shall stand bequeathed to all three siblings, upon your mother's demise.

I have recently purchased a floor in a three-storied building. Who is entitled to keep the previous chain of title deeds with respect to this property?

—Sambuddh Sen

You shall be entitled to keep the original sale deed executed by the seller in your favour. However, since the seller is retaining part of the property which

is mentioned in the sale deed, he is entitled to retain the chain of previous title deeds of this property.

I want to gift my plot in Delhi. Is the cap on maximum registration fee payable in Delhi still applicable?

—Smit Srivastava

As per the notification by Lt Governor (Delhi), which took effect from June 10, 2011, registration fee for gift deed in Delhi is calculated at 1% of the consideration amount set forth in the document or the value as per the prevailing circle rate - whichever amount is higher, and subject to a minimum fee of ₹1,000. This notification has done away with the maximum cap of ₹50,000 which existed earlier.

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



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**CHEQUE BOOK**  
Harsh Roongta

I want to purchase a plot of land through a bank loan. Will I be eligible for any income tax benefits?

—Sanjeev Jha

Plot loans are more restrictive and available only in respect of non-agricultural plots bought specifically from statutory authorities or developers approved by the specific lender. Normally, lenders will not finance more than 60% to 65% of the total cost of the plot and the remaining 35% to 40% has to

come from your own sources. No tax benefits are available on a pure plot loan. However, if you construct a house on the same plot, you will be able to claim tax benefits in respect of the loan from the plot as well as from construction of a house. The deduction will be available from the year in which the construction is completed. Moreover, loan for purchase of plot coupled with construction thereon is easy and cheaper than a pure plot loan.

If the home loan is completely in my name and I want to get the home registered with my wife's name as co-owner, will I be eligible for 100% tax benefits? I am the only earning member and my wife is a housewife. The EMI will be paid by me alone.

—Sangeet Seth

You can register the property jointly with your wife and still avail a joint loan based on your income. Your wife will have to be a co-borrower to the said loan as she will be the co-owner of the property.

Since you will only be servicing the loan, you can claim 100% tax benefits in respect of the home loan. In order to avoid any hurdle or problems in future, it is advisable to execute an

agreement or memorandum of understanding outlining the share in the property and share in the loan.

I have a brother and both of us are married. My mother has suggested that one of us buy our home (that belongs to her) and use that amount to build another house for the other son. I would like to buy that house. But shall I be eligible to apply for a home loan from a bank?

—Deepak Sharma

You can get a home loan to buy your mother's property if your income can justify the loan. The lender will closely examine the value of the property since it is a transaction between related parties. The bank will also get the property valued by

its valuer and may give you the loan based on such valuation in case the valuation is lower than the agreement value between you and your mother.

The land on which I want to construct a house is parental. Can I get loan for my parent's property? I am a salaried central government employee.

—Ritwick Shah

Since your parents are the owners of the plot, they will have to join you as co-borrowers of the loan. The loan will be sanctioned based on your income.

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

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