All about properties under construction

Before paying the booking price for an under-construction apartment, the buyer should take into account the total cost of the unit

htestates
LEGAL REMEDIES

Sunil Tyagi
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Usually a space buyer's agreement/flatbuyer's agreement/agreement to sell is a legal document which is executed between the developer of a complex and a prospective buyer of a flat/unit booked/allotted in an under-construction project. Before paying the booking price, it is important for a buyer to review and understand the total price payable by him for purchase of the unit.

Basic vs total sale price

The basic sale price of an apartment is the base price of a particular unit, calculated per square foot of saleable area of such a unit. A certain portion of this price is reserved as earnest money which generally as per the terms of buyers agreement is liable to be forfeited by the developer in case of cancellation of allotment/booking due to default/breach by buyer. Additionally, amounts towards preferential location charges (PLC), external development charges (EDC), charges for internal development works (IDW), one-time electrification/installation charges etc are also payable by a buyer which together with the basic sale price add up to constitute the total sale price of a unit.

EDC, IDW and other charges

A developer is required to pay EDC and charges towards IDW to the local urban development authorities/bodies and he usually recovers the same on pro-rata basis from buyers. EDC is payable towards utilisation and repair, maintenance and strengthening of external development works. These works are undertaken in the periphery of the colony/area or outside the colony/area for benefit of the colony or area. IDW charges are utilised towards infrastructure works development of which is necessary in the interest of proper development of a colony. Buyer may seek information from the developer on the method of computation of pro-rata charges towards EDC/IDW and other related or similar charges, if any.

Preferential location charges or PLC

In most projects, there is also a PLC component for units that have a more advantageous location than other units in the same complex. The liability to pay PLC arises only if a buyer opts to purchase a preferentially located unit.Developers may charge differential rates for units having one preferential location attribute vis-a-vis units having two or more preferential location attributes. Buyers must keep in mind these chargeable preferential attributes when booking a unit. It's interesting to note that even if a buyer does not opt for a preferential location and subsequently the unit turns out to be such, he will have to pay more towards PLC.

Since maintenance is a recurring cost, it is important to enquire about the rate and method of calculation of maintenance charges at the time of buying a residential unit THINKSTOCK

Maintenance charges

For the upkeep of a complex, common areas and facilities therein, maintenance agencies are often appointed by the developer. In order to enjoy these facilities and amenities, all apartment owners are required to pay maintenance charges. Given that maintenance is a recurring cost and its quantum varies across projects, it is important to enquire about the rate and method of calculation of maintenance charges, facilities available and additional amounts payable towards electricity consumption etc.

Buyers may also check contributions to be made towards advance maintenance charges, sinking fund and maintenance security deposit (which may be interest bearing or non-interest bearing).

Transfer charges

For enabling transfer of allotment of the property (prior to execution of sale deed/conveyance deed) in favour of a third party, developers levy transfer charges which are usually calculated on a per square foot basis. Some developers permit the first instance of transfer to be free of charge.

Other charges

In projects that offer club/community centre facilities, club membership fees may be chargeable and payable by the buyer for becoming a member of such facilities. Lately, many luxury projects are offering buyers fully furnished units, as well as units having specifications that can be customised as per the buyer's preferences and requirements, for an additional amount.

The author is senior partner at Zeus Law, a corporate commercial law firm. One of its areas of specialisations is real estate transactional and litigation work.
If you have any queries, email us at ht@zeus.firm.in

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CHEQUE BOOK
Harsh Roongta

How and from where can I get a loan for constructing commercial property? I want to construct a commercial space on a piece of land and give it on rent later.
– Sandeep Saxena

Lenders are hesitant in financing a self-constructed commercial project developed by an inexperienced person. If you own any other residential or commercial property, you can evaluate the possibility of taking the loan against such property. This will be available upto 50% to 60% of the property's market value. A loan against property will be available at a rate of around 11.75% to 15.75% per annum. This will be capped to around twice the annual income disclosed by you. It is available for a tenure ranging from five years to 15 years.

I purchased a property in June 2013. Now I want to sell it. I want to know how much property gains tax is applicable and how can I reduce the same. The property has been bought against a loan so whatever installments I have paid till date can be accounted in my cost. Can the stamp duty registration, society transfer, loan processing fees, mortgage deed, etc also be considered as part of the flat cost?
– Amruthraj

Since the property has not been held for more than 36 months, any profit made on sale of this property shall be treated as short-term capital gains and shall be added to your regular income and will be taxed at your applicable slab rate.

You can include the cost of stamp duty and registration charges in the cost of the property and your profit will be reduced accordingly.

You cannot add EMI paid to the cost and claim it against the profit. However, whether the interest paid on such a loan can or cannot be claimed will depend on the facts of the case. In case this is still an under-construction property, you can certainly add the interest paid on the loan to the cost of the house.

Since this is a short-term capital gain, there are no other avenues available to you to claim any exemption such as investing in another residential house property or investing in capital gains bonds.

I booked an under-construction unit with a leading builder for which I took a loan of ₹25 lakh.The builder has agreed to hand over possession by the end of 2014. Since I'm paying EMIs, I would like to know if I can claim IT deduction under Section 24 if I do not get possession of the flat during this financial year?
– Abhishek Singh

As far as tax deduction is concerned, the legal position is clear - the tax deduction becomes available only from the financial year in which the construction is completed (in your case the financial year ending March 31, 2015).

Assuming the possession of the flat is given in the last quarter of the year 2014, an aggregate of all the interest payable till March 31, 2014 will be available to you as a deduction in five equal installments beginning from the financial year ending March 31, 2015.

This deduction along with the interest payable for the financial year will be subject to a limit of ₹2,00,000 if the property is self-occupied. Any principal portion of the loan repaid till March 31, 2014 ie, the year prior to the one in which you get the possession will not be eligible for any deduction and the tax benefit in respect of this is lost forever. In case you do not get the possession by March 31, 2015, then you will not be able to claim the tax benefits in respect of interest during the current year and benefit in respect of repayment of the principal portion of the home loan made by you will be lost for ever.

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

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LAW BOOK
Sunil Tyagi

My son is 12 years of age. I want to purchase a property in his name. Can I do the same? What precautions should I take before going forward?
–Vikram Kapoor

There is no legal impediment in purchasing and registering property in the name of a minor. But since minors have no contractual capacity, the documents for purchase of property in your son's name should be signed by you as his guardian on his behalf. However, if in future you intend to sell this property before your son attains the age of a major, then you have to seek prior permission from the court.

The lease of my rented apartment of which I am a lessee expired a month ago. However, my landlord is not returning my security deposit. I do not wish to vacate the apartment until my landlord returns my security deposit. Is this legally allowed?
–Rohit Chawla

Upon termination of lease, a tenant is supposed to hand over the property back to the owner and non refund of security deposit by owner cannot be taken as a ground by the tenant for retaining possession of property. Additionally, retaining/holding over property after expiry of term of lease may render you liable for payment of rent. Hence, as a tenant, you have a remedy to approach the court against your landlord and file a suit for recovery of money. However, this is further subject to the terms of your lease document.

Our residential home in Delhi was earlier in my father's name and after his death my mother became the sole owner of our residential home. My mother died last month and through her will, she bequeathed the residential home in my favour. Now, how do I get the residential home mutated in my name in the records of municipal authorities? Just to clarify, I am the only child of my parents.
–Ankit Jain

To get the property mutated in your name, you need to apply to the municipal authority by filling the required form/application and submitting requisite documents such as mother's death certificate, title document in favour of mother, copy of will, updated property tax receipts, affidavit, indemnity bond etc along with applicable fees. It is advisable that you contact the concerned authority for seeking all details or hire services of a professional in this regard.

The author is a senior partner at Zeus Law, a corporate commercial law firm. One of its areas of specialisations is real estate transactional and litigation work. If you have any queries, email us at htestates@hindustantimes.com or ht@zeus.firm.in

SHUTTERSTOCK

TO-LET

SOUTH DELHI

GK II, W Block, 500 Sq Yards, GF, 3 BHK, D/D, SQ, Large Garden, Split AC's in all rooms, Modular Kitchen, Ample Parking, Power Back, 24X7 Security, Suits MNC's/ Co. Lease Only. Call: 9810906515.

1800 sqft comm,3 flrs, 3side open avl for rent lease surrounded by banking hub MNC Lajpat ngr-II K- 84 bsmnt(70k), GF (130k) FF(91k) # 9310395231

GREATER Kailash Park Facing 3 BHK, 4 BHK Modern Kitchen Stilt Car Parking Servant Qtr. Contact- 9811460015, 9873139171,9891101340

HAUZ Khas SFS FF 2 B/RDD Good Location Nr Metro Park facing also 3 B/R Duplex Available Rajeev-9818938145

KALKAJI E-65 Owner Built 3BH+ mod. Kitchen Huge Lobby FF SF TF with lift, Stilt Parking & Sr. Qtr. for Each Floor on 200 sq yards. Contact. 9716442299

FOR Rent DDA Flat two bed-room, one drawing cum dining, one kitchen one Toilet, one W.C. with Scooter Garage in Narmada Apartments, Alaknanda, New Delhi Contact- 9958555000

EAST of Kailash, FF, Designer 2BHK, Fully frnshd, 3AC's, Prkg. Recently Vacated by Foreigner. MNC exec./wkg. cpls./foreigners Only Cont. # 9810161325.

SAKET: First Flr. Facing Park. 3 Side open, 3 Bedrooms Bath attached , D/D, Lobby, Store 2 Balconies. Cont: 9810015360, 29555039.

CHATTARPUR DLF Farm House - 1 Acre-4BHK, D/D, Study, Reception 7000 ft. S.Pool, Guard & S.Qtrs, Garage, Stabilizer, Generator Owner- 98105 56471.

FOR Rent Basement only for Doctors & Clinics. Excellent location, corner plot, sufficient parking space. C-133, Defence Colony, N.D. E-mail proposals on sanjeev.sarin@backofficeindia.com or Call 9312261303.

OKHLA Ph-II 800, 1200, 1600, 3000 on rent prime location near Main Road / Metro suits for Office/ Godowns. Contact 9958378449.

JANGPURA Extension fully fur-nished modern Drg cum Dining, 1 BR, balcony, parking, corner house, suits foreigner lady executives, Rs 55k, 9958479005

GK-2 S Blk Brand New 300yd 4BHK, TF+T D/D SQ. Paking Lift resanave rent Santosh-9899584341, 9540373565

SATYA Niketan: Ground floor 2000 sq.ft., Bsmt 1000 sq.ft. Suitable for MNC's/ Food chains/ Banks. Call 9810055500

HAUZ khas newly built 500yd 4BHK fully AC luxury Appt. DD, lounge/mod.kit./equipped security system, p.backup 3Car pkg inside. Suits Foreigners/ MNC's (4 Units aval.) 9811177060

6, Uday Park, 2nd Flr 3 BR, D/D, 6 AC, Newly Constd. Bldg. Lift, Stilt prkng, 24 hrs Security, N/E Facing, MNC, Embassy, Bank wkg prfrd. Onr 9810199209

LAJPAT Nagar 2BHK/1BHK FF/SF/TF also Lajpat Nagar-III 3BHK Fully furnished Co. / personal lease.Property Linkers 9873260238, 9899190238

SJE 300 Yds, GF, Corner, 3 BR, atth. baths, AC, study room, D/D, 2 car park outside, common driveway. Separate elect., water, piped gas meters. secured area. Foreigners, MNC only. Chawla- 9810007437

SAKET G-37, Gaurav Appt. GR FL, 3 Room, Large Drw Din with AC, Toilets, Kitchen with Pipe Gas Hob Chimaney Almarhs full Woodwork. Cont. 9910222911

C-142, G.K-I,G/F, 1 Room/Ktch/ Bath, F.Furn, AC,LCD,Dble Bed/ Matress, W.Almr ,Gas,Cylinder, Aquaguard, M'Wave@25K.OWNER 29236927, 9582969565

LEASE/ Rent 701 Sft. G.F Atrium Shop in MGF Metropolitan Mall, Saket between Gyans & CCD vacated by MNC. Contact: 9810269201/ 9871033551

PANCHSHEEL Park 500 Sq.yd. Just renovated.Fully AC2nd flr.4Br/Bath,D/D Rooms/ Varandah overlooking Green Belt/Park,2SQ.2 Parking Addl. Roof Top. Cont:-09899988048

G K Encl-1, GF 3 Bhk @ 65k, Gk-1, E-71 TF, 3 Bhk, N/E Facing, @55k, Kalkaji, TF+T, 3 Bhk, Park Facing, @35k, 1 Room Set GF/FF, 18k. # 8130091764

Prominent Commercial Space is available for **Rent** at **Basant Lok, Vasant Vihar New Delhi** (next to Basant Lok Metro Station - to be operational by March 2016) - suits Airlines Ticketing / Student Counseling Offices, Restaurants etc.

1. Carpet area 1050 sq.ft, on IInd Floor no.18 F and **2. Same Building Ist Floor Commercial Flat no.18 D, also 1050 sq.ft.**

Both Flats have Air conditioners fitted and can be furnished as per the Tenants requirements. 18-D has 16 Work stations fitted.
Contact Mrs. Nair at 987-310-3335

OKHLA Phase-II, A-110 DDA Shed Two Halls 1350 Sqft.Each 2nd & 3rd Floor Clear Stairs Entry. Deepak:- 9810027279

PANCHSHEEL PARK ,N-Blk Spacious 3-4B/R, S.F with Terrace,800sqyrd, D/D & 1st Flr,best loc,b'ful greenery,Gopal Krishan # 9810003025, 9999888248

MAYFAIR GARDEN 3-4 Bed-rooms, D/D, Mdrn Fitting,Parking,Park Facing, Air Conditioners, Sep. Driveway,Nice Location.Dheeraj Nathani 9654329909

OFFICE Space at Gulmohar Enclave (Yusuf Sarai) Commercial Complex Rent/ Sale 200 to 2000 sqft. Contact-Juneja Prop. 9810100885

DEFENCE COLONY MARKET For Rent
Ground Floor - 350 sqft
Basement - 350 sqft
Front, Depth - 13 ft x 30 ft
Fully Commercial
for
• Restaurants / Take-away
• Clinic • Office • Showroom
features
• 100% Power back-up • North entry
• Separate flr. option also available
• 4 side Signage Space
9810001412

B-38 Malcha Marg, Chanakyap-uri,GF 3bed D/D,FF 3bed DD & SF 1bed D/D equipped with Ac's lawn.Suits MNC /Diplomat. Salwan: 9810034566,9810062871

GREATER Kailash 1. Park Facing Newly constructed fully airconditioned Independent Floors. Each Floor has 3 Bedrooms with attached bathrooms separate lounge and dining fully eqipt kitchen seperate servants quarter and inside covered parking. For Multinationals only. Phone : 8287086373.Visit by appointment only

GK Enclave-I newly built 1st floor flat on 300 sq.yds. with spacious 4BHK, 3 balconies, sun facing,servant room, lift avail # 9810657874,9958937410

FARM House for rent DLF Farms Chattarpur- 2Acres, Excellent Loc. Fully Frnsd. Modern Constr. - 8B/R (8000Sq Ft), Pool, Tennis Court, 3SQ. # 9810097764.

PRIME Location, Connaught Place, rented office space 466 sq ft to top MNC for sale. Brokers Welcome Cont: 9810233693, 011-23321043

AVAILABLE on Rent basement 1000 sqft (Apx) at 89 Hemkunt Colony opp. Nehru Place, Suitable for Office/ Clinic. Contact: 9810015826, 011-26410470

AVAILBE for Rent Most Prime Located Independent Basemen-ntin South Delhi 2,500 sq.ft.Ideal for Law Firms, Doctors , Professionals.Owner: 9810056649

FLAT For Rent Iind Flour Chatterpur Jvts Garden, 2 Bedrooms+ 2 ToiletsKitchen + Din One Balcony Contact 9350538730

RENT 450 sqyd 4BR 2nd floor in Panchsheel Park & Pamposh Enclave with lift Contact Vishal: 9811056745

SOUTH Extn.Ring Rd. Approved Commercial 2800-6800 wid roof, Lift,Prkg,for MNC's Food Chain, Institute. Amar Nath & Associates. 9810123237, 9810023237.

VASANT kunj,B-8,Ground floor,3BHK,Good Location,Spacious with ample sunlight Contact:9810119071

VASANTKUNJ C-2-GF 4B/R, 4Bath, SQ. with Bath, B-5/6 F/S Duplex, B-1 S/T Duplex, C-1-SF 2B/R. Co./Prsnl. Lease. Pramod # 9911116457. Apar Estates.

CA, Profl. suited furnished office, 1 cabin, 3 work stns, 150 sq.ft. 3 minutes walking distance from Green Park Metro Stn. # 9810319272, 41089272

ATTN Doctors: T-16,Green Park adj Mkt, Fully Loaded GF Dental Clinic (Chair, X-Ray) 20K; Sheikh Sarai-II Main Road GF 1 Room Clinic 10K. 9350893902

ANAND Niketan, Rear Building GF 2 Beds D/D, FF 2 Beds D/D & SF 1 Bed D/D Suits MNC / Diplomat. Contact Salwan: 9810062871,9810063891

SARITA Vihar 3 BR 2nd Duplex Good interiors and location, and many others options for Rent. Contact Lalit : 9810910373

GREEN Park Extn, 235 Yds, 2nd flr 3 Beds attach Baths, D/D with Servant Qtr, Lift, Car Parking near Metro/ Market, Reasonable Rent. Owner 9810033873

S.D.A. Hauzkhas Village, Exclusively renovated, Metro 2 mins, parking, 3200 sq.ft. UG, Flr. NGO/Art Gallery/Fashion Dsigner preff.07027441040

KALKAJI Near Deshbandhu College; Fully Furnished Office in L.G.F. available for rent- with power back up, kitchen & Toilet. Contact:- 9810022535.

SAFDARJUNG Encl., B 4/31,Top flr, with Terr, 4BHK, D/D, 5 Toilet, Mod.Kitchen,P/Backup, cntr.AC Indp. D'way-3 Car park, S.Qtr, cont: 9810619397,9911050500

NEHRU Place chiranjiv tower, Fully furnished flat, 721sft, workstations, cabins, recp., pantry, toilet, facing park royal @ 85000/- # 9818390555

LAJPAT Nagar-III, Ring Road, Comm. 7500 sqft. (GF+BMT) Prime Loc., Good Signage, Suitable for Showroom. Link Prop8510023177/9810823177

LAJPAT Nagar Central Market 8200Sq.ft Entire Building Built on 200Yds B'ment +GF+Mezine Floor+FF+SF. Suits Showroom/ Restaurants etc. # 9810083137.

DDA Shops/Office Space 300 sqft to1000 sqft avble on Rent, ample Parking, near Aurobindo College, Shivalikmain road, excellent locn. # 9310904440

3 BR apt for rent on Prithviraj road. 160 sqyd basement + ground in C R park. Park facing wide road. Karan kochar 9871889975

COMMERCIAL Nebsarai
IGNOU Road, Nr. Saket
Available for Rent/ Lease
BGF - 15000 sq.ft.
Suits:
Retail, Office, Institute, Godown
@ just Rs.25/- per sq.ft.
Corner, N/E Facing.
Ample Parking in front
Contact Owner:
Rajneesh: 9811010285

SAKET-300 sqyd New Floors for Rent. 4BHK, East/Park Facing, Reserved inside Parking, SQ, Genset, Lift, 24/7 Guard, Call: 9971047999, 9818492241

COMMERCIAL
NAURANG HOUSE KG MARG
1505 sq ft
MIRA COOPORATE SUITS
ISHWAR NAGAR
8775 sq ft, 8205 sq ft
RESIDENTIAL
Defence Colony- First Floor (217), (325) & (400) sq yds
GK - I (500 sq yds) - Ground Floor
GK - II (555 sq yds) - Kothi
Shivalik (200 sq yds) - SF
Jangpura (200 sq yds) - IIIrd Flr
New Friends Colony (527 sq yds) - Kothi
Hauz Khas Enclave (500 sq yds) Ground Floor + Basement
Yours and Mine Estates LLP
Chopra +91-99102-36645

N-MARKET Greater Kailash-I, 600 SQ.ft.Basement prime Location Suits Jewellers, Boutique, Showroom etc. Shukla (Realtors) 09811100620

FULLY furn. new luxurious 5 BR Dup. House with home theater on 500 sq.yd. Plot (FF & 2nd flr.), Area 5000 sq.ft. at South City-1 # Owner 9910327133

DEF. Col. 1st Flr new Construc-tion 325yd, 3Bed, 3 Bath, D/D, A/C,S.Q Separate Bath Stilt Parking Genset, Security Maintenance. Owner- 9811073477

HAUZKHAS Enclave,K-Block, Park Facing 500 sqyds,4 BR,3rd Fl,All Modern Fittings with Terrace Grdn ForLease Foreigner/ MNCS/Corporates#9958888005

COMMERCIAL Space 1425 sq.ft X 2, Excellent Location available for Retail/Offices at Ansal Plaza Mall, Khel Gaon Marg near South Extn. cont:9810431374

A 1/54 Safdarjang Enclave, Ground Floor comprising 3 Bed D/D equipped with AC's. Suits Expat/MNC. Salwan: 9810063891, 9810062871

SOUTH Delhi Independent Bun-galow Four/ Five Bedroom Drawing/ Dining Lobby Lounge S.Qtr. lawn prking MNC/Ltd. Co. lease. # 29835250, 29835381.

SHOP Available For Rent in Saket J Block First Floor, CSC Market above chemist shop Opp. Sainik Farm, area 240 sq.ft. 8 x 30. Cont.: 9810535359

SIDHARTHA Enclave at Ashram Crossing First Floor Independent One Room with Kitchenet, Bathroom, Gas, Balcony. Cont: 26348069, 9811199712.

ANAND Niketan, C-Block,Park Facing 400 sqyds,4 BR,GF,FL/ Bsmnt,All Modern Fittings,Swimming Pool,Lease Foreigner/ MNCs/Corporates#9891333005

D-117, East of Kailash, S.Flr, Park Facing 3 Beds att Bath, D/D with Gas Pipeline, Tile floor, car Park, Reasonable Rent. owner 9350229337, 9818392172

BSMNT 650sqft Panchsheel Enclave Secure Indp. Access with or without A/c suitable for NGO / Medicines / Perishables storage #9971144399

SARVODAYA Enclave I/ II/ III Floors each 3 Bedrooms D/D Lobby S.Qtr Parking 9 B/R combined or separate, Ltd. Co. lease # 29835170/ 29843023.

7 Munirka Marg, Vasant Vhr, 600 syd,Indpt b'galow 3BR, study, living cum dining, 2 SQ & 2garage. Suits Expat/Diplomat. Salwan: 9810063891,9810062871

DEFENCE Colony C- 484 First Floor 325 yds 3 BHK, Separate Stilt parking, power backup, A/C, lift Cont- Owner Praveen Mehta 9811019999

SJE Area 500yd 3BHK TF+T with lift, dear park facing D/D SQ reseved car parking@70k only company lease Sanjeev-9540373565, 9899584341

3BHK 2400sqft., Independent, 2nd Floor, 2 Parkings C- 51, Friends Colony. Raghav Wadhwan-9811502133.

TOLET Poorvi Marg. Vasant Vihar 2nd flr brand new 4Bhk wide road with independent lift & car parking, Just like Villa. # Mayank Singh 9873347846

DLF - SUSHANT LOK

FOR rent DLF Ph-1, 452 sqyds 4B/R with AC D/D, Basement and 400sqyds. 5B/R duplex newly built Ac semi furnish front back garden cont: 9811498481

LEASE/ Rent 2 F.F Front / Atrium facing Back to Back Shops in EROS City Square, Sec-49, Gurgaon , Total area 1069 Sft. # 9871033551/ 9810269201

DLF PH 1 FullyFurnished 200yds indep 2 storey House 4 BHK,4 Baths,2 D/D,Front/Back CourtyardForeigners/Co. Lease pref. #9810128438/9999982198

BUILDER Flrs, Park Place, Magnolias, Apts etc, Duplex Houses in DLF, Sushant Lok Wanted/ A'vble for Lease Call:- 9999779930, 9711346454

AVAILABLE/ Wanted on Lease/ Rent Resi. Floor,Apptts, Flat-1, 2,3,4 BHK in Gurgaon,DLF, Sushant Lok Guest House accom. also avlbl # Sagar 7838408458

AVLBLE Pre-Rented Commercial Bank,MNC Showrooms @ 5-10% Golf Course, MG Rd, Sohna Rd. Indp Bldngs in Udyog Vhr. Oberoi- 9810039008 9999683640

GURGAON Sector -29, Serviced Apartments 1BR attach bath D/D kitchen lobby, Gym, rent (50k) pm,2BHK also avail. owner:0124-4339999, 9311015720

GURGAON

PRIME location of Suncity, Golf Course Road, Gurgaon, Sector-54, 4 BHK Penthouse, Power Backup, Servant's Quarter, Highly Secured Campus.Contact : 9873163290, 8510934844

E-203, Pilot Court, Essel Tower, M.G. Road, Gurgaon comprising 4 beds living cum dining, Suits Expat / MNC. Contact D.Salwan: 9810034566

OFFICE Space 1255 sq. ft. in Welldone Tech Park Sohna Road Gurgaon available for lease suitable for Multinational Company. Cont: 9717786878.

VILLAS, Apartments, Offices on Golf Course Road, Sohna Road & NH8. Best Locations. Contact: Dewan 9810306795, 9818504324.

FULLY Furnished Office Available at Sohna Road With All Facilities Size : : 4800 Sqft. Contact Owner : 9910054918 / 9899802303

FOR LEASE
In Manesar Sec - 3, Gurgaon
Actual Photograph

Total Built up Area 1,00,000 sq. ft.
Lease Rate Rs. 15/- Per sq. ft.
CONTACT
09810634877
saipproperties6834@gmail.com

GURGAON Sohana Road,Park View City-1,Flat,D/D,4B/R With Attach Bath,Servant Quater, Company Lease.#09328954975, 09891836383,011-25534206

ORCHID Island 3/4 BHK, Green-wood city 3BHK,Royal residence, North Close 3bhk, Kothis in DLF-1/2 & SL-1,Palam Vhr, Nirvana/Tatwam villas. 9910997008

HOTEL for Rent on Old Delhi Rd nr. atul kataria chowk GGN 23 Rooms F.furn., 2500sqft Conference room, kit,office reception # 09811325226, 09811975777

OFFICE Space- 10500 SQFT. For Lease in Ambience Corporate Tower GGN Nr Leela Hotel & Rapid Metro Stn. on N.H-8 Delhi Border.Cont:Owner 9717125588

Signature Towers-1
South City, Gurgaon
Available for Lease
Premium Corporate Office Space
• Overlooking NH-8 Expressway
• Available Area: **3,000 to 12,000 ft²**
• 180° Panoramic Skyline View
• Reserved Car Parking
• Available as Bareshell/ Furnished
GROUND REALITY
9910205006

COMMERCIAL FACTORY / OFFICE
Udyog Vihar
2440 sq yds & 50,000 sq ft builtup
OFFICE SPACE
Global Business Park MG Road 1558 sq ft
Signature Towers, NH-8 5700 sq ft
Vipul Trade Centre, Sohna Road 3500 sq ft
RESIDENTIAL
Salcon Verandas, Golf Course Rd 5 BR Apptt. 5480 sq ft
DLF Pinnacle, DLF Ph-V 4 BR Apptt. 4000 sq ft
Yours and Mine Estates LLP
Chopra +91-99102-36645

LEASE Showroom MG Road, Front Facing Ground Floor, MGF PLAZA MALL, Area 874 sq ft, M:9810059869.

RENT DLF Pinnacle 4BR Semi Furnished corner unit for MNC or foreigner Contact: Realty Check +919999506745

CENTRAL DELHI

ON lease co. requires furnished office space of 800 - 1000 Sq.ft Carpet area at Central Delhi adjoining to CP. No Brokers. Call: Manoj at 09818888903 / ps@axisapm.com

COMMERCIAL Space available for Rent, 3500 sq. ft. First Floor, M-39, Connaught Circus. Please Contact Owner Kessal: 9873230488.

COMMERCIAL Space 2200 sqft on main Rani Jhansi Road, very near metro stn. Available on rent power backup, water 24x7, Contact: 9811135035.

DWARKA

FOR RENT Comm 3000 - 10000 sq.ft. Fur. Cent. AC, SF with Lift Ext. Loc. Ample Parking, Power Backup. Suits Banks, Insurance & Finance Co. # 9811057568

FOR Rent CommercialSpace Available 2303 Sq Ft. 1st Floor Sector-12 Dwarka. M.S. Property #9910110149, 9818988664.

TO-LET 3 bed room with special modern fittings at Dwarka Sec-7, Pocket-I, 6-C, IInd Floor DDA Flat. Contact: 9654819347, 9555441379.

WEST DELHI

IMMEDIATE for Sale / Rent 10000sq ft. MNC/Bank Lease with lift /parking 3 side open Hari Nagar. Jail Road Cont. Owner # 7838295335, 9990486745.

PASCHIM Vihar, GF, A-3 Block, 3B/R, 2bath, D/D, newly renovated. Tele No. 9811046159

WEST DELHI

JANAKPURI A-1, Ground Floor, 3 BR D/D, With 2 Toilets, Facing Park, Very Good location. Contact Owner # 9953750299.

RAJOURI Garden Njfg rd prime loc 2800 sfeet Fur bsmnt suits off inst gym lab clinic & 5BR flr 525syd new built 5star const cont.owner 9891470500

JANAKPURI. B-1/93 verynear East Metro Station indepndt 2 Bed D/D set 1st Floor allfixtures. Company lease preferred Dr. Reddy 9818431620/45607899

FOR RENT
Appx Carpet Area 2000 sq ft
2nd floor with Lift
Near Janak Puri West Metro Station
above Sagar Ratna Restaurant

9873457000

JANAK Puri Fully Renovated DDA flat 4BHK with 2AC/s,DD, Store,3 baths,6KWA power load full marble flooring # 25524498, 9711773663, 9810652744

WEST Gate Mall Rajouri Garden New Delhi Best Located UGF 1140 Sq. Ft.show Room For Lease/sale. Contact Raj Malhotra :9910039493

NOIDA/GREATER NOIDA

3 Bedroom Flat Plus covered Veranda Sec-25 Jalvayu Vihar Noida Company Employed family 23000 Contact Chandra # 9910092433 No Broker.

900SQFT commercial space with toilet & office in sec-16 Noida motor mkt suitable for automobile related companies. cont:9810064713,9871641410

NOIDA/GREATER NOIDA

SEC 65 Noida C-Blk, Glass Elev-ation, Semi Furn, Basement, 2500sqft, Work Station, Cabin, Pwr Back-up, suits BPO / ITES/ MNC/Office- 9811235586

FOR Rent F -133-B Sec-8 Noida up Nr Toyata Showroom G.F, 1st,2nd,3rd Floor. parking space available # 9999997206

RENT/LEASE
Premises on Pusa Road for immediate occupation - over 18,000 sq. ft. Carpet Area.Ideal for Banks, MNC's, Car Showrooms, Fast Food, Travel Cos, Mall, Govt. Offices, Showrooms - Jewellery, Electronics, G.M. etc. Contact
Deep : 9810033994

RENT/LEASE
Beautifully constructed with lift, B/M, G, F, 2'nd Floor complete with Sr. Executive offices / work stations. Total covered area approx. 14000 Sq. Ft, 200 kW sanctioned load with 125 kV backup generator. Space available for Rent / Lease at Sec. – 8, Noida.
asiatic@asiatic-india.com
9136545358

NOIDA FOR LEASE
ECO TOWER
A-14, Sec -125, Nr Amity
Business Center
1500 s.ft fully furnished office space. 2 cabins, Conference room, Reception, pantry + 16 workstations. @ Rs 1 lac pm + Maint.. full floor also available..
0120-4282323, 9999245132

Industrial Factory
Sector-58 (800 sq mtrs) 16000 sq ft builtup
Office Space
Sector - 80 (450 sq mtrs) 40,000 sq ft builtup
Yours and Mine Estates LLP
Chopra +91-99102-36645

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