

Last week
Ghaziabad

PROJECT TRACKER

Next week
Gurgaon

CURRENT RESIDENTIAL PROJECTS IN GREATER NOIDA

Name	Location	Developer	Average size (sq ft)	Type (BHK)	Launch date	Date of possession	Status of completion	Launch price (₹/sq ft)	Current price (₹/sq ft)
GREATER NOIDA: Luxury									
Antriksh Golf Links	Sector 1	Antriksh Engineers	1,710	3	Aug-11	Dec-15	20 months	2,125	3,550
Antriksh Valley	Sector 1	Antriksh Engineers	1,890	4	Sep-12	Dec-15	20 months	3,250	3,250
Arihant Arden	Sector 1	Arihant Buildcon	1,750-2,385	3-4	Nov-11	Dec-15	20 months	2,650	3,800
Auriel Tower	Knowledge Park-5	NCR Group	2,100	3	Oct-13	Oct-16	30 months	7,000	7,000
Capital Athena	Sector 1	Capital Infratech	1,795-2,600	3-4	Dec-12	Dec-16	33 months	3,450	3,450
Casa Royale	Sector 1	Earthcon Constructions	1,690-2,145	3-4	Mar-11	Jun-16	26 months	2,245	3,645
Cosmic Cruise(Villas)	Knowledge Park-5	Cosmic Developers	2,406-4,804	3-5	Aug-13	Oct-16	30 months	5,370	5,200
Crescent Court	Jaypee Greens	Jaypee	1,377-3,412	1-3	Mar-07	Sep-14	5 months	6,800	9,000
Earth Towne	Sector 1	Earth Infrastructures	2,295	4	Jul-10	Nov-14	7 months	2,400	3,800
Hynish	Sector 1	Panchsheel Buildtech	1,820	3	Mar-10	Dec-16	33 months	1,850	3,500
Kassia Floors	Jaypee Sports City	Jaypee	1,690-2,295	3-4	Oct-10	Oct-14	6 months	2,900	3,500
Sea Court	Jaypee Greens	Jaypee	1,500-3,500	1-3	Sep-06	Mar-10	Ready	4,646	8,200
GREATER NOIDA: Mid-segment									
Antriksh Golf Links	Sector 1	Antriksh Engineers	885-1,350	2-3	Aug-11	Dec-15	20 months	2,125	3,550
Antriksh Valley	Sector 1	Antriksh Engineers	900-1,490	2-3	Sep-12	Dec-15	20 months	3,250	3,250
Apple Orchid	Sector 1	ABCZ Builders	995-1,540	2-3	Dec-12	Jun-15	14 months	2,900	3,540
Arihant Arden	Sector 1	Arihant Buildcon	935-1,375	2-3	Nov-11	Dec-15	20 months	2,650	3,800
Capital Athena	Sector 1	Capital Infratech	1,060-1,250	2-3	Dec-12	Dec-16	33 months	3,450	3,450
Casa Royale	Sector 1	Earthcon Constructions	875-1,485	2-3	Mar-11	Jun-16	26 months	2,245	3,645
Crescent Residences	Ansal Megapolis	Ansal API	1,515	3	Apr-13	Feb-17	35 months	2,500	2,500
Earth Towne	Sector 1	Earth Infrastructures	895-1,195	2-3	Jul-10	Nov-14	7 months	2,400	3,800
Hynish	Sector 1	Panchsheel Buildtech	1,000-1,225	2-3	Mar-10	Dec-16	33 months	1,850	3,500
Kassia Floors	Jaypee Sports City	Jaypee	955-1,340	1-2	Oct-10	Oct-14	6 months	2,900	3,500
Megapolis-Villas	Ansal Megapolis	Ansal API	1,537	2	Sep-08	Jan-14	Ready	2,754	3,866
Naturvue Apartments	Jaypee Sports City	Jaypee	750	2	Aug-13	Aug-17	41 months	3,590	4,050
Paradise Crystal II	Ansal Megapolis	Ansal API	1,315	2	May-13	May-17	38 months	2,472	2,500
Premium Floors	Ansal Megapolis	Ansal API	1,410-1,915	2-3	Aug-09	Oct-15	18 months	2,433	3,000
Sanskriti	Sector 1	Earthcon Constructions	1,467	3	Feb-11	Jun-16	26 months	2,075	3,495
Solitarian City	Jaypee Sports City	Solitaire Infrahome	1,373	3	Jul-13	Dec-16	33 months	3,200	3,200
Speedway Avenue	Jaypee Sports City	Pyramid Developers Greater Noida	1,150-1,480	2-3	Aug-13	Mar-17	36 months	3,150	3,150
GREATER NOIDA: Affordable									
Antriksh Valley	Sector 1	Antriksh Engineers	575	1	Sep-12	Dec-15	20 months	3,250	3,250
Auriel Tower(Studio)	Knowledge Park-5	NCR Group	570	1	Oct-13	Jul-17	40 months	4,495	4,495
Beetle Orchid	Knowledge Park-3	Earthcon Constructions	380-635	1	Oct-12	Jul-15	15 months	3,890	4,390
Cosmic Cruise(Studio)	Knowledge Park-5	Cosmic Developers	450	1	Sep-13	Oct-16	30 months	5,700	5,900
Earth Towne	Sector 1	Earth Infrastructures	540	1	Jul-10	Nov-14	7 months	2,400	3,800
Hynish	Sector 1	Panchsheel Buildtech	755	2	Mar-10	Dec-16	33 months	1,850	3,500
Sanskriti	Sector 1	Earthcon Constructions	793	2	Feb-11	Jun-16	26 months	2,075	3,495

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.

ProEquity SOURCE: PROEQUITY

Sample this flat



SOLITARIAN CITY

Where: About 309 metres from F1 track, Buddh International Circuit

What: 2/3/4 BHK apartments, villas

USP: Sky walk, sky club, sky lounge, sky gym and private swimming pools in each 3BHK and 4 BHK unit in the Iconic Tower. Right opposite to F1 track

COST: BSP ₹3350 per sq ft

Builder's block

Brand: Mascot Soho Group

Location: Noida

Star rating: Mascot group is a well-established name in Delhi NCR. The company is committed to providing budget homes with modern amenities and features. It has a track record of successfully developing a number of projects in Patna



Mritunjay Kumar chairman

Chairman: Mritunjay Kumar, an MBA graduate, strives to make a difference in the real estate sector. Being a strong and determined leader, he guides his team towards achieving excellence. It was under his able leadership that the company launched its first project in Delhi NCR, named Manorath in Greater Noida(west)

Future projects: The group is coming up with high-rise apartments in Noida Extension in Sports city, apart from townships, etc in Patna

Vision & Mission

As a real estate company, we believe in transparency in dealing with our valued customers. Whatever commitments we make, we fulfill them at any cost. We understand that a homebuyer invests savings of his lifetime to fulfill his/her dream to have a home. It's a matter of great pride for us to let them realise their dreams. We want to live up to the expectations of our customers

NEW PROJECTS

Projects	Developer	Location	Configuration	Launch date	Completion date	Current status	Current price (₹ sq ft)
GURGAON							
SECTORS 69-113							
Blith	Assotech	Sector-99 Dwarka Expressway	2-4 BHK	Jun-12	2016	Available	6750
7 Lamps	Vatika Group	Sector-82 Gurgaon	2-4 BHK	Apr-11	2015	Available	7300
Windchants	Experion	Sector 112 Dwarka Expressway	2-4 BHK	May-13	2017	Available	9500
NOIDA							
SECTORS 74-150							
Pan Oasis	Amrapali	Sector 70, Noida	2-3-4 BHK	2009	2013	Available	5500
Vanalika	Sunworld	Sector 107, Noida	3-4 BHK	2010	2014	Available	5800
Windsor Court	Assotech	Sector 78, Noida	2-3-4 BHK	2010	2014	Available	5400
GREATER NOIDA							
YAMUNA EXPRESSWAY							
Vandita	Sunworld	Sector-22D, Yamuna Expressway	1-2-3 BHK	2013	2017	Available	2550
Golfvillage	Supertech	Sector-22A, Greater Noida	1-2-3 BHK	2013	2016	Available	2802
Jeevan	Stellar	Sector-1, Greater Noida West	2-3-4 BHK	2010	2014	Available	3761
GHAZIABAD							
RAJ NAGAR EXTENSION							
Assotech NEST ph-2	Assotech Group	Crossing Republik	2-3-4 BHK	Feb-13	2016	Available	3200
GIPL Opulence wood	GIPL Group	NH-24 Highway	2-3-4 BHK	Jan-14	2016	Available	2300
FARIDABAD							
SECTORS 82-88							
Faridabad Eye	Ansal Buildwell	Sector-56	3 BHK	Nov-12	2015	Available	4500
Royal Heritage Ph-3	Ansal Buildwell	Sector-70	2 BHK	Jun-13	2016	Available	3551
Whispering Heights	KST Group	Sector-88	2-3-4 BHK	Dec-08	2014	Available	3690

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Knights Frank SOURCE: KNIGHT FRANK



All you need to know about maintenance

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As high-rises come up in urban areas, the number of buyers of properties in apartment complexes is increasing too. To regulate the growth and development of housing complexes, many states such as Uttar Pradesh, Haryana, Delhi, Maharashtra, etc, have their own apartment ownership legislations. Such laws state that in addition to owning an apartment, a person also has ownership of undivided inter-

htestates LEGAL REMEDIES

maintenance and operation of facilities and services in the apartment complexes, namely, lifts/elevators, power back-up, sanitation, security, etc.

In order to enjoy the benefits of common areas and amenities such as basements, parking, roofs, stairways, elevators, water tanks, terrace, green spaces, etc, and maintenance services, all apartment owners are required to pay maintenance charges and enter into a maintenance agreement at the time of execution of sale deed/conveyance deed of the flat.

The maintenance agreement sets out the services to be made available in the complex, maintenance and management of the common areas, as well as the rights and obligations of both buyers/occupants and the maintenance agency. A maintenance agreement essentially governs the provision of maintenance services, amenities and facilities in common areas of the complex.

One must carefully review the services that are proposed to be provided by the maintenance agency. Before signing the

agreement the owners should also review the components of maintenance charges and other amounts payable (towards electricity, power back-up), rates, timelines of payment, escalation provisions, penalty and interest payable on delayed payment, grounds and consequences of breach by allottee.

For instance, some maintenance agreements stipulate that in case of continued non-payment of maintenance charges, supply of services such as power back-up, electricity, etc, to the defaulting allottee's flat may be disconnected and restored on payment of maintenance charges along with interest and penalty, if any. Owners may also review the amount to be paid over and above the maintenance charges such as payment towards electricity, contribution towards sinking fund and security deposit (which may be interest bearing or non-interest bearing).

Many erroneously believe that because their flat/apartment is lying vacant or unoccupied, no maintenance charges would be payable by them. Readers should, however, know that they have to pay the charges even though their flat is lying vacant, and irrespective of the length of time for which the apartment remains vacant.

The primary responsibility of payment of maintenance charges lies on the owner of a property, but he may pass on this liability to the permitted occupant / tenant. Often, separate maintenance agreements are executed with the tenant by the maintenance agency. Where such a separate maintenance agreement has not been executed, the owner may ensure

that the tenant's responsibility to comply with terms of the maintenance agreement is sufficiently covered under the lease deed.

There have been cases where, despite having a clear provision in the lease deed to this effect, the tenant stops making payment of the maintenance charges. In such a case, owners must bear in mind that under the apartment ownership legislations, the ultimate onus of making payment of maintenance charges is on them. Hence, if such a situation arises, they may proceed to make payment of the outstanding charges to the maintenance agency and pursue the matter with the tenant for recovery of this amount.

Before taking up any premises on rent, a tenant must also be aware of the maintenance services that would be made available in the building/complex and take note of the maintenance charges and other charges, if any, that are payable to the maintenance agency under the maintenance agreement and/or lease deed.

Clarity on this would go a long way towards ensuring unhindered and peaceful enjoyment and possession of the premises. Provision of maintenance services helps keep the apartment complex clean and habitable. So both tenants and owners must ensure that they make full and timely payment of these charges to avail maintenance services.

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 htestates@hindustantimes.com or ht@zeus.law.in

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Arihant Group launches project in Faridabad
Arihant Group has announced the launch of its ₹175 crore Arihant South Winds at Planet Surajkund, Sector 41, Faridabad. Spread over 1.65 acres, this twin tower luxury residential project will have 72 units with per unit size ranging from 2275 sq ft, 2685 sq ft and 3295 sq ft and will consist of 3BHK and 4 BHK. Possession of the flats will be handed over by 2017. The project is strategically located at Planet Surajkund which is an upcoming locality in Faridabad and is only 1 km from the proposed Metro station at Sarai Khwaja. Surajkund is just 10 minutes from Delhi and is well-connected with the rest of NCR.

HT ESTATES QUIZ OF THE WEEK

- Answer the following questions and win a prize. The answers can be found in this edition
- Q1 Who is BV Raisinghani?
 - Q2 What was the launch date of the project Casa Royale?
 - Q3 Where is Antriksh Valley located?

Win a pair of sunglasses by posting your answers on www.facebook.com/HTEstates

To enter the contest, readers are required to like the HTEstates Facebook page and send their email ID, contact details including mobile and landline numbers and complete postal address



Last week's winner is: Eshita Ghosh

A CLASH OF INTERESTS

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if any, are ignored. For this the developer at times offers them petty benefits such as extra car parking or club memberships," says Shobhit Jain, member of one of the two RWAs in a group housing society in Indirapuram. Many developers do not want to hand over common areas and facilities and maintenance to the RWA because they earn profits from the maintenance charge and can use the common area for their own benefits, at times even build a structure there and not face any opposition from an RWA under their control, Jain adds.

Residents who are not a part

of the developer's RWA and who are seriously concerned about security, maintenance and structural issues, then set up their own RWA. "When the residents' RWA wants to take control of maintenance, the developers' RWA objects to it. In some cases the developers have handed over maintenance to RWAs they themselves have floated," says Harshvardhan, RWA member of a group housing project in Indirapuram.

What is the way out for the genuine RWA members? As two RWAs are illegal according to the UP Apartment Act 2010, the Registrar of Societies

should give permission for the setting up of just one RWA in one group housing project, say legal experts.

According to section 14(2) of the UP Apartment Act 2010, "It shall be the joint responsibility of the promoter and the apartment owners to form an association. The promoter shall get the association registered when such number of apartments have been handed over to the owners which is necessary to form an association or 33% of apartments, whichever is more, by way of sale: transfer or possession, provided the building has been completed along with



all infrastructure services and completion certificate obtained from the local authority."

When contacted Divesh Yadav, deputy registrar, Registrar of Societies, Meerut, dismissed the charge of illegal RWAs and said those that were still functioning had been regis-

tered before the UP Apartment Act 2010 came into force.

"According to the Societies Registration Act of 1860, the two conditions for registering an RWA are that it must have a group of seven people and a unique address. So there have been instances of two or

FOR RENT / LEASE

Two Brand New Fully Commercial Buildings:

- 10,500 Sq.Ft. in Defence Colony, MAIN ROAD CORNER BUILDING, with 3 sides open, conveniently located opposite the Metro Station
- 7200 Sq.Ft. in Lajpat Nagar which is Ideal for a Guest House or a Small Hotel.

Both properties have a full power backup, lifts and ample parking.

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