

Last week **RENTAL AND CAPITAL VALUES** Next week
Noida and Greater Noida East and West Delhi

This week **GURGAON AND FARIDABAD**

Area	Type (BHK)	Rental (in ₹/sq ft)	Capital (in ₹/sq ft)	Area	Type (BHK)	Rental (in ₹/sq ft)	Capital (in ₹/sq ft)
GURGAON: Entry				FARIDABAD: Entry			
DLF Phase I	2-3	22-26	16000-22000	Charmwood Village	2-4	18-22	9000-10000
DLF Phase II	2-3	25-37	19000-22000	Sector 11	2-4	12-16	8000-10000
DLF Phase III	2-3	21-24	11000-12000	Sector 19-20	2-3	16-18	7000-9000
DLF Phase IV	2-3	25-26	12000-15000	Sector 21	2-4	8-15	6000-8000
Gurgaon Sector 14	2-3	12-20	8000-16000	Sector 31	2-4	8-14	6000-9000
Sushant Lok I	2-3	27-31	10000-12000	Sector 46	2-4	8-12	5000-6000
Sushant Lok II	2-3	11-15	8000-10000	Sector 64	2-4	13-24	3000-5000
Sushant Lok III	2-3	27-31	5000-9000	FARIDABAD: Mid-segment			
GURGAON: Mid-segment				FARIDABAD: Mid-segment			
DLF City	2-3	7-11	8000-20000	Advak Enclave	2-3	9-10	4000-6000
DLF Phase III	1-2	21-24	8000-15000	Azad	2-3	7-10	3000-5000
Golf Course Road	2-3	7-12	12000-14000	Badliak Lake	2-3	7-9	4000-7000
Golf Course Extra Road	2-3	16-18	6000-9000	Green Fields	2-3	9-10	3000-5000
Gurgaon Sector 1	2-3	6-9	3000-6000	Indraprastha Colony	2-3	9-10	4000-5000
Gurgaon Sector 4	2-3	7-8	7000-9000	Madhura Road	2-3	12-15	6000-8000
Gurgaon Sector 5	2-3	9-11	7000-13000	NIT	2-3	8-13	5000-8000
Gurgaon Sector 7	2-3	8-9	8000-11000	Sankh Colony	2-3	8-10	4000-5000
Gurgaon Sector 12	2-3	10-29	8000-10000	Sector 1-4	2-3	6-9	7000-9000
Gurgaon Sector 15	2-3	12-15	7000-10000	Sector 5	2-3	8-9	7000-9000
Gurgaon Sector 17	2-3	10-12	9000-16000	Sector 8	2-3	8-9	7000-9000
Gurgaon Sector 18	2-3	6-9	5000-6000	Sector 11	2-3	12-14	7000-8000
Gurgaon Sector 21	2-3	6-9	8000-11000	Sector 15	2-3	12-14	7000-8000
Gurgaon Sector 22	2-3	10-14	10000-13000	Sector 20	2-3	7-11	7000-8000
Gurgaon Sector 23	2-3	8-10	10000-12000	Sector 30-39	2-3	6-12	7000-9000
Gurgaon Sector 27	2-3	14-17	10000-16000	Sector 40-45	2-3	8-14	5000-6000
Gurgaon Sector 28	2-3	18-23	7000-10000	Sector 48	2-3	8-12	5000-6000
Gurgaon Sector 30	2-3	23-30	10000-12000	Sector 49	2-3	8-12	5000-6000
Mayfield Garden	2-3	11-13	9000-13000	Sector 50-55	2-3	6-13	2000-4000
Park View City	2-3	16-18	8000-10000	Sector 56	2-3	6-8	2000-4000
South City	2-3	23-27	16000-18000	Sector 63-64	2-3	7-9	3000-5000
Sun City	2-3	19-24	13000-19000	Sector 65	2-3	7-9	4000-5000
Unitech	2-3	6-9	3000-4500	Sector 68	2-3	8-10	3000-5000
GURGAON: Budget				FARIDABAD: Budget			
Bhavni	2-3	5-7	1000-3000	Balabhagan	2-3	5-8	1000-2000
Badshahpur	2-3	5-7	2000-3000	Dadarpur Border	2-3	9-10	2000-6000
Dharampura	2-3	6-8	1000-2000	BTP	2-3	4-10	2000-3000
Dharampura	2-3	6-9	2000-4500	Rafines Road	2-3	9-10	3000-3000
Gurgaon Sector 9	2-3	6-8	5000-7000	Duba Colony	2-3	6-7	1000-3000
Gurgaon Sector 10	2-3	6-10	3000-7000	Ghespur	2-3	5-7	900-2500
Gurgaon Sector 37	2-3	5-7	3000-4000	Indraprastha Colony	2-3	9-10	4000-5000
Gurgaon Sector 38	2-3	12-17	7000-11000	Jukera Vihar	2-3	6-9	3000-5000
Gurgaon Sector 49	2-3	15-18	6000-8000	Jawahar Colony	2-3	6-9	4000-5000
Manesar	2-3	10-12	1500-3000	Kablipt	2-3	5-7	1500-2500
Old Gurgaon	2-3	5-6	3000-3500	Kheri Road	2-3	5-8	1000-4000
Shahjahanpur	2-3	5-6	12000-14000	Nahargar	2-3	7-9	2000-4000
Sohna Road	2-3	18-21	2000-6000	Nehru Nagar	2-3	7-11	800-2800
Vatika City	2-3	15-17	5000-7000	Paholi	2-3	5-7	1000-5000
				Sector 88	2-3	7-9	2000-4000

For more information, please contact the respective real estate agents. The information is for general reference only. It is not intended to be used as a basis for investment decisions. For more information, please contact the respective real estate agents.

Pick of the week



PROJECT: **Prima**

Where: Sector 37D, Gurgaon
What: The project offers 3 BHK air-conditioned apartments of size 1700 sq ft

USP: It is an integrated township spread across 450 acres. On offer are an in-house club, infinity pool, acupuncture walkway, exquisite gardens, amphitheatre, meditation grove, kid's play area, basketball court, 3-tier security and 24-hour power back up

Cost: ₹6.500 per sq ft

Ongoing projects:

The Edge Towers, The Atrium, The View, Skyz and Rise are all part of the Ramprashtha City project

Learning with Estates | Realty jargon made simple

COMMERCIAL ACTIVITY ON RESIDENTIAL PREMISES

Permission from local authorities is necessary to get a residential property converted into a commercial one

ITS BENEFITS
Using residential property wholly or partially for commercial activity is a viable proposition. Not only does it allow the user to save on the cost of rent or buying commercial space, it also saves time and transportation costs. If you too are planning to use residential premises for commercial activity, here are few things you need to keep in mind.

CHOOSE PERMITTED ACTIVITIES
Full-fledged commercial activities such as opening a fully functional office or a retail outlet in a residential unit is not permitted by cooperative housing societies. However, only 20% commercial usage is legally permitted in residential flats provided that the business falls under the approved categories. Some of the activities that are legally allowed to operate from residential spaces are as follows:

Tuition classes: These can be conducted from home as they are means of providing help to children. However, a full-fledged coaching centre in residential area is not permitted.
Yoga classes: Such classes can be conducted from home to provide fitness training to people. However, a gymnasium with fitness equipment cannot be set up in a residential area.
Cookery classes: Similar to tuition classes, cooking classes can be conducted from home. However, a full-scale cookery institution cannot be set up in residential area.
Music and dance classes: Tuition and cookery, music and dance classes can also be run from home. However, a music and dance academy cannot be established in a residential area. However, the use of a residential property as an office by chartered accountant, doctor and lawyers is not considered a commercial activity as the work and skill involved here is predominantly intellectual in nature rather than manual or physical. To remove ambiguity in the case of a clinic, the doctor can have his clinic with a table, a bed to examine the patient and such facilities which may be necessary to provide first aid. A dentist may have a dental chair in his clinic. However, a polyclinic or a nursing home cannot be run in a residential area.

The Supreme Court, in a December 2011 case, ordered all the banks, nursing homes, companies or persons carrying out any commercial activity in residential sectors to put an end to such activities and shift to appropriate sectors designated for commercial use or specified pockets for commercial use within residential sectors. Strictly sanctioned for that activity in the development plan. The apex court issued further directives in January 2012, stating that doctors, lawyers and architects can use 25% of the permissible Floor Area Ratio (FAR) of any floor in their premises in the residential sector but only for running their personal office or personal clinic. It is imperative to get the approval of the governing body of the housing society before using a residential apartment for commercial activity.

Source: DTZ, a USF company, is a global leader in property services. It provides occupiers and investors around the world with end-to-end property solutions covering integrated property and facilities management, capital markets, investment and asset management, valuation, building consultancy, project management, development and trend analysis to make the best long-term decisions

Feedback@Facebook
www.facebook.com/HTEstates



Navin Raheja, chairman and managing director, Raheja Developers Limited, receiving the awards from Stewart Shield, president of the International Property Awards

Raheja Developers receives global awards
Raheja Developers has won three international awards for its projects Reveals and Nava Mira in the categories high rise architecture and mixed use architecture for India respectively and the third for its website in Kuala Lumpur recently. As many as 429 Asia Pacific awards were given away to 280 companies from 23 countries in its region. Each company was declared either as a highly commended or a 5-star winner.
The awards will now compete in the international World's Best Property Awards to be held in London in December this year. They will compete against other regional winners from Africa, Arabia, Europe, UK and the Americas. Stewart Shield, president of the International Property Awards said, "The record level of participation that we've seen from Asia this year has elevated the calibre of this competition."

Find us on twitter
www.twitter.com/htestates1

MakaanDorCom 24h
Reasons for investing in Indian real estate. Read this! <http://bit.ly/127ydp>
#MakaanDorCom
Retweeted by HTEstates

Shoebestates 16h
Buying & Selling a home at the same time? Crazy or Brilliant? <http://aahh/UmbyC>
#RealEstate
Retweeted by HTEstates

HT ESTATES QUIZ OF THE WEEK

Answer the following questions and win a prize. The answers can be found in this edition

- Q1** What is the cause title of the 2010 Supreme Court judgement relating to common assets?
- Q2** Where is Green Woods located?
- Q3** Which project by Logix is located in Sector 137, Noida?

Win a prize for your home 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

64% sponsored by www.femlhome.com | HOME ACCOUNTS | DELIVERED

Last week's winner is: **Karan Aggarwal**

Co-owners' share in joint property

Under the Transfer of Property Act (TPA), the interest of each co-owner is proportionate to his/her financial contribution made at the time of purchase

Sunil Tyagi
@suniltiagi

htestates
LEGAL REMEDIES

When a certain immovable property is purchased by two or more individuals, it is called a jointly owned property and the individuals are referred to as co-owners. Each owner's individual share can be clearly specified only if the sale deed states the percentage/proportion that each individual owns in relation to the entire property. One may even identify the individual share of each individual co-owner by giving a specific description of the specific portions of the property owned by such individuals. On the other hand, there are numerous instances where the description or quantum of each co-owner's share in a particular joint property may be jointly owned property was not clearly specified or completely omitted in the

sale deed. In such a case a challenge arises from the perspective of the co-owners and prospective buyers who wish to purchase either the whole or a portion of the jointly owned property - how can each owner's share be determined?
In such cases where there are several joint owners of an immovable property, the provisions of Transfer of Property Act (TPA) can help ascertain the quantum of ownership, rights and interest of each co-owner. However, it is important to understand that the determination of each co-owner's share, rights and interest in a particular joint property may also be affected by the unique facts and circumstances of each individual case.

Under the TPA, the interest of each co-owner shall be in proportion to their share of purchase money which was contributed (by each co-owner) at the time of buying the property. If two or more individuals jointly buy a property by making a payment of sale consideration from a common fund, in this case too, the share of each co-owner in the joint property shall be equivalent to his/her individual interest contribution in the common fund. There are also instances where it may not be possible to determine the precise amount which was paid or contributed by each individual co-owner towards the total sale consideration. In the absence of any valid proof (eg cheque details, TPA's details), the law shall presume that each co-owner has equal interest and equal share in the joint property. One must bear in mind that these TPA provisions are applicable in the absence of a contract to the contrary between the parties that is, if the parties have not executed any document which clearly sets out the share of each co-owner in the property. To secure one's rights, title and interest in a joint property, it is advisable for co-owners to discuss the nature and extent of each proposed co-purchaser's share prior to finalising the actual sale purchase transaction. It is best to set out the ownership share of each co-owner at the time of purchasing the property in the sale deed so there is little room for dispute later.
The author is senior partner of 26/35 Law Associates, a corporate law firm. One of its areas of specialisation is real estate transaction litigation work.



HTestates

htestates
CHEQUE BOOK
Harsh Ranganja

My wife and I have taken a loan worth ₹30 lakh for 15 years. We were both working and managed to pay the dues for the last three years. Now we have shifted back to our native place and are without jobs. Consequently we are unable to pay the housing loan, the cost of monthly instalment for which works out to nearly ₹30,000. How should we opt?

lender has to be repaid in full and tax too in time. If there is a genuine reason, the lender may be sympathetic and agree to restructure the debt. But you will still need to show that you will clear the restructured debt in future based on income sources that you can show or prove. Please note that it is not obligatory on the part of the lender to

agree to any restructuring of the outstanding amount. It is in your own interest to make arrangements for the present with the lender to avoid becoming a defaulter.
Depending on loan repayment, you will jeopardise your ability to get any loans or credit cards in the future. Moreover, the lender can take possession of the property and sell it off in order to recover dues if the default persists for a long period.
If the full loan amount is not recovered from such a sale, the lender can also file a recovery suit for recovery of the balance amount. If you cannot pay the loan, you have the option to sell the property with the consent of the lender and pay the outstanding loan amount. You are likely to recover a better price if you decide to sell the property.
Which banks provide loan terms and what are the general terms and conditions?
- Santosh Singh
Lenders are more selective while providing plot loans than home loans. Plot loans are available for a shorter tenure as compared to home loans and are more expensive (at 10-12.5% to 15% higher than normal

home loans. Plot loans are generally available only when the plot is purchased from statutory authorities or developers who are pre-approved by the concerned lender.
Even the down payment requirement is usually high and starts at around 50% to 40%. In case you are planning to construct a house on such a plot soon, please opt for a composite loan covering the cost of construction to get the loan easily. You will also be able to get tax benefits on the entire loan.
The lender requires documents for proof of income, identity and residence for any loan. The lender will also want documents relating to the title of the plot that is being purchased.
Not all financial institutions provide plot loans. HDFC, LIC, ICICI Bank, Life Insurance Corporation, Housing or TIC, Housing and the State Bank of India are some of the major players, which provide plot loans. But usually the loan is given only if the plot is bought from a statutory authority or developer approved by them.
Harsh Ranganja is CEO, Aama Finance. He can be reached at cs@amafinance.com

