



Last week
Ghaziabad

PROJECT TRACKER

Next week
Faridabad

CURRENT RESIDENTIAL PROJECTS IN 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)
NOIDA: Luxury									
Ambrosia	Sector 118	Ajnara India	1,350-2,450	3-4	Jul-12	Feb-16	22 months	4,000	4,500
Aranya	Sector 119	Unnati Fortune Group	1,190-2,810	2-4	Nov-11	Jul-15	15 months	3,550	4,700
Blossom County	Sector 137	Logix Group	1,675-2,375	3-4	Jul-10	Dec-14	8 months	2,975	5,100
Blossom Greens	Sector 143	Logix Group	1,350-3,515	3-4	May-11	Dec-14	8 months	2,790	4,990
Celebrity Homes	Sector 76	Agarwal Associates	1,110-2,186	2-4	Feb-10	Jun-14	2 months	2,900	5,390
Ceyane	Sector 93A	Supertech Limited	1,050-1,450	2-3	Dec-08	Mar-15	11 months	4,335	6,400
Divine Meadows	Sector 108	Divine India Infrastructure	980-1,655	2-3	May-11	Apr-14	Ready	3,700	6,100
Eldico Inspire	Sector 119	Eldico Infrastructures	1,255-1,695	2-3	Oct-12	Dec-16	33 months	4,200	4,775
Elite Arena	Sector 119	Unnati Fortune Group	1,350	3	Jan-13	Aug-16	28 months	4,444	4,500
Exotica Fresco	Sector 137	Exotica Housing	1,220-2,275	2-4	Jul-10	Dec-14	8 months	2,875	5,500
Exquisite	Sector 117	Unitech	2,205-2,450	3	Jul-12	Dec-16	33 months	4,250	4,995
Floraville	Sector 137	Paramount Group	1,240-1,685	2-3	Jan-10	Apr-14	Ready	2,600	5,500
Heart Beat City	Sector 107	Amrapali Group	1,195-3,235	2-4	Aug-12	Dec-14	8 months	4,920	5,500
Krescent Homes	Sector 129	Jaypee	1,230-2,375	2-4	Sep-12	Feb-16	22 months	4,500	5,100
Lotus Peak	Sector 100	3C Group	4,405-4,490	4	Sep-12	Dec-15	20 months	7,500	8,000
One Hamlet	Sector 104	ATS Builders	1,636-2,900	3-4	Jun-10	Mar-14	Ready	4,500	9,000
Parx Laureate II	Sector 108	Laureate Buildwell	3,195-4,545	3-4	Nov-12	Dec-15	20 months	5,395	6,395
Prateek Edifice	Sector 107	Prateek Buildtech	2,070-4,300	3-5	Aug-12	Dec-16	33 months	6,500	7,000
RG Residency	Sector 120	RG Group	1,317-1,815	2-3	Jul-11	Dec-15	20 months	3,100	5,400
The Golden Palms	Sector 168	Nimbus Group	1,085-2,473	2-4	Apr-11	Dec-14	8 months	3,250	5,500
The Hyde Park	Sector 78	Nimbus Group	1,250-2,350	3-4	May-11	Dec-14	8 months	3,300	5,400

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)
NOIDA: Mid-segment									
Unihomes -III	Sector 113	Unitech	805-1,192	1-3	Jul-10	Dec-16	33 months	3,300	4,795
3 G Kanball Apts	Sector 77	Kanball Infrastructure	855-1,170	2	Apr-10	Jun-14	2 months	2,925	5,025
Ambrosia	Sector 118	Ajnara India	1,050-1,200	2	Jul-12	Feb-16	22 months	4,000	4,500
Blossom County	Sector 137	Logix Group	920	2	Jul-10	Dec-14	8 months	2,975	5,100
Blossom Greens	Sector 143	Logix Group	860-1,175	2	May-11	Dec-14	8 months	2,790	4,990
Celebrity Homes	Sector 76	Agarwal Associates	550	1	Feb-10	Jun-14	2 months	2,900	5,390
Eldico Inspire	Sector 119	Eldico Infrastructures	1,095	2	Oct-12	Dec-16	33 months	4,200	4,775
Elite Arena	Sector 119	Unnati Fortune Group	1,050	2	Jan-13	Aug-16	28 months	4,444	4,500
Exotica Fresco	Sector 137	Exotica Housing	1,110	2	Jul-10	Dec-14	8 months	2,875	5,500
Floraville	Sector 137	Paramount Group	1,045	2	Jan-10	Apr-14	Ready	2,600	5,500
Krescent Homes	Sector 129	Jaypee	1,115	2	Sep-12	Feb-16	22 months	4,500	5,100
RG Residency	Sector 120	RG Group	590-1,093	1-2	Jul-11	Dec-15	20 months	3,100	5,400
Ridge Residency	Sector 135	Today Homes & Infra	1,075-1,225	2	May-12	Dec-16	33 months	3,800	4,200
The Hyde Park	Sector 78	Nimbus Group	860-1,010	2	May-11	Dec-14	8 months	3,300	5,400
The Residences	Sector 117	Unitech	1,140	2	Jan-13	Jul-16	27 months	4,295	5,145
The Romano	Sector 118	Supertech Limited	1,020-1,260	2	Apr-12	Mar-17	36 months	3,675	4,350
Unihomes Superb	Sector 117	Unitech	800-1,090	2	Apr-13	May-17	38 months	5,000	4,695
Urbtech Xavier	Sector 168	Urbtech India Developers	959	2	Sep-10	Dec-14	8 months	3,150	6,500

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)
NOIDA: Affordable									
Urbtech Xavier	Sector 168	Urbtech India Developers	408-500	1	Sep-10	Dec-14	8 months	3,150	6,500
3 G Kanball Apts	Sector 77	Kanball Infrastructure	550	1	Apr-10	Jun-14	2 months	2,925	5,025
Ceyane	Sector 93A	Supertech Limited	475	1	Dec-08	Mar-15	11 months	4,335	6,400
The Golden Palms	Sector 168	Nimbus Group	506	1	Apr-11	Dec-14	8 months	3,250	5,500
The Hyde Park	Sector 78	Nimbus Group	525	1	May-11	Dec-14	8 months	3,300	5,400

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.

Sample this flat



A UNIPARK

Where: Chi V, facing Yamuna Expressway, G Noida

What: The project offers business spaces, retail shops, banks, foodcourt and residential units

USP: Barely zero kilometres from the starting of Yamuna Expressway. It offers amenities such as a clubhouse, ample green areas, swimming pool, a yoga and an aerobics hall

COST: Residential ₹31,000 per sq ft. Unfurnished office space costs ₹4200 per sq ft

Builder's block

Brand: Prateek Group
Location: Delhi/NCR
Star rating: Prateek Group is a young, ambitious and a vibrant realty company. It aspires to build unmatched structures with innovative designs and high-end technology. It aims to provide spaces where people can live, work and play



Prateek Tiwari
director

Director: Prateek Tiwari is a young and dynamic engineering graduate. The group was formed way back in 2005 by Prashant Tiwari who was later joined in 2010 by Prateek Tiwari. The latter is involved with raising the standards of the real estate sector. Today, the group is a well-known brand in the real estate sector and the construction industry in North India. It's reputed for its quality construction and well-engineered designs. The group has set trends in contemporary urban development and housing designs. Its adherence to quality and commitment has made it acquire the ISO 9001:2008 certification

Future projects: Prateek Group will be coming out with a residential township at Siddhartha Vihar on NH24, next to Indrapuram

Vision & Mission

The company's vision is to deliver the best quality at the minimum possible cost to the customer. It's mission is to create landmarks and set benchmarks

NEW PROJECTS

Projects	Developer	Location	Configuration	Launch date	Completion date	Current status	Current price (₹/sq ft)
GURGAON							
SECTORS 82-112							
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	6800
Windchants	Experion	Sector 112, Dwarka Expressway	2-4 BHK	May-13	2017	Available	9500
NOIDA							
SECTORS 70-107							
Pan Oasis	Amrapali	Sector 70, Noida	2-3-4 BHK	2009	2013	Available	5200
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	2850
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	3550
GHAZIABAD							
NH24							
GIPL Opulence Wood	GIPL Group	NH-24 Highway	2-3-4 BHK	Jan-14	2016	Available	2300
KW Shristi Phase-2	K World Group	Raj Nagar Extension	1-2-3-4 BHK	Sep-13	2017	Available	3100
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

'Execution of a gift deed is mandatory'

Ensure that the legalities of gifting a property are taken care of, so that the interests of both the donor and the donee are protected

htestates LEGAL REMEDIES

Sunil Tyagi
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There are numerous modes by which an individual can transfer his immovable property to another, including by way of gift. One must bear in mind the legalities involved in gifting of immovable property - this will ensure the gift is validly effected, thereby protecting the interests of both donor (person making the gift) and donee (person receiving the gift).

Nature of property

In case the immovable property to be gifted is self-acquired (ie property which has been acquired by utilising one's own funds or income), one may transfer and deal with it at one's discretion, subject to applicable laws. In such cases, no prior consent from other family members is required to be taken before one decides to make a gift of immovable property.

However, numerous disputes have arisen as to whether or not an individual can make a gift of his/her undivided share in a coparcenary property (ie, the undivided share one has in an immovable property which has been acquired or inherited from one's ancestors as per the specific rules of Hindu Mitakshara law).

No doubt, the implications of gifting coparcenary property in particular are different from those that entail gifting of self-acquired property.

It is now settled by law that one can make a gift of his/her undivided share in a coparcenary property, provided the gift is made after obtaining prior consent of all other coparceners (other family members who also have an undivided share in the same immovable property which was acquired or inherited from a common ancestor).

Disputes have also arisen as to whether or not it is necessary for the donee to be a family member/coparcener. In the case of Baljinder Singh v Rattan Singh (2008), the Supreme Court held that one can make a valid gift of his/her undivided share in a coparcenary property in favour of another coparcener (family member) as well as in

favour of a non-coparcener (person who is not a family member).

Execution of gift deed

The following legalities are common to execution of a gift deed for both coparcenary and self-acquired properties:

A gift of immovable property is required to be effected by a written instrument which is validly executed. For smooth transfers, it is important that the gift deed contains a clear and unambiguous description of the property being transferred and the parties involved.

The gift deed should be signed by or on behalf of the donor, and attested by at least two witnesses. A gift of a property is not considered complete unless it has been accepted by the donee or on behalf of the donee. Such acceptance can be expressed or implied.

The donor must hand over peaceful possession of the property to the donee. It is also imperative that these steps be completed during the lifetime of both donor and donee.

Once a gift of immovable property is completed, the donor cannot normally revoke his gift at a later stage, either

wholly or in part, at his mere will.

Payment of stamp duty and registration fee

Both coparcenary and self-acquired properties have similar stamp duty and registration implications.

Even though a gift of immovable property does not involve payment/receipt of any money by the donee in lieu of the property being transferred, payment of applicable stamp duty and registration fee is required to be made.

The rate of payment of stamp duty on a gift deed is the same as that which is payable on a sale deed/conveyance deed. Further, a gift deed must be compulsorily registered with the competent authorities. A gift deed that has not been duly registered with the competent authorities is invalid and does not pass any title of ownership of the property in favour of the donee.



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htestates CHEQUE BOOK

Harsh Roongta

I have booked a shop with a builder and have paid initial booking amount of ₹2.5 lakh. Am I required to reflect this investment in my IT return for assessment year 2014-15?

-R K Bhatia

The advance paid to the builder need not be shown in the income tax return. In fact, there is no space in the income tax return to provide these details and income tax department does not accept any attachment with the tax returns nowadays.

I want some information regarding eligibility to get a home loan amount of ₹10 lakh. My father is a farmer and owns agricultural land spread across three acres. My father's annual income is ₹1 lakh and I am undergoing training under the CA Act. I make about ₹8,000 a month. I will be clearing my CA final in six months and I should be able to repay the loan in three to four years. What are the procedures and formalities for securing a loan?

-Rishab Mehta

Normally the lenders look for a minimum of two years

of working experience before they advance any financial facility. However, the lender may make an exception in case you are a professionally qualified doctor or chartered accountant where job security is relatively high. However, the lender will not grant you any loan right now on the basis of your stipend of ₹8,000 per month. So, your eligibility to get a loan will start only after you have taken up a job.

Can I take a loan on the market price, to purchase an approved a Khata site in the Greater Bengaluru Municipal Corporation (BBMP) limits, keeping the registration amount on the guidance value. I'd also like to know the lowest ROI for a loan

amount of ₹48 lakh, and documents to be submitted in a joint loan. One is company-employed and the other, self-employed.

-Sanjay Jha

The plot loans are generally available only when the plot is purchased from statutory authorities or from developers who are pre-approved by the concerned lender. So getting a plot loan for a Khata site in BBMP limits should not be a hurdle for you. The downpayment requirement is normally higher at around 30% to 40% for such loans. They are usually available for a lower tenure (upto 15 years) as compared to home loans and are sometimes more expensive (up to 2% higher)

than normal home loans. The current floating rate of interest on plot loans will be around 10.50% to 12.25% per annum.

In case you want to construct a house on such a plot, you can opt for a composite loan covering the cost of construction, so that you will be able to get the loan relatively easily, and at the same time, be able to get tax benefits on the entire loan. But you will have to commence the construction within a reasonable period between one and two years from purchase of the plot.

To start the loan process, the banks will require proof of identity, age, residence, income, employment/

self employment details and a photocopy of the title documents of the property, approved plan, etc

I am 33 years old, working in a private school with a monthly salary of ₹14,000. Can I get a home loan of around ₹9 to 10 lakh and what would be the rate of interest?

-Shailesh Gupta

Normally lenders grant home loan up to maximum of 90% (for loan amount below ₹20 lakh) of the agreement value of the property as a home loan. The overall eligibility will be based on your income and your regular outgoings.

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

htestates LAW BOOK

Sunil Tyagi

I want to take a personal loan from my relative and am willing to deposit original title deeds of my property as security. Is it necessary for us to enter into a written contract for this transaction?

-Anand Bhaskar

In an equitable mortgage (mortgage by deposit of title deeds), the actual handing over of title deeds of the immovable property by a borrower to the lender, with the intention that the original title deeds shall constitute as security, is sufficient to create an equitable mortgage. However, if you choose to reduce the terms and conditions of the mortgage in writing, such a document is required to be compulsorily registered under Section 17 of the Indian Registration Act, 1908, as a non-testamentary instrument creating an interest in immovable property.

I own two plots of land that are situated in two different states. I am planning to sell both plots to the same buyer. Where should we get the sale deed registered?

-Nitin Tripathi

It is not clear whether you are planning to sell both plots at the same time under one single sale deed in favour of the buyer. In case you are planning to sell the