

Last week
East and West Delhi

RENTAL AND CAPITAL VALUES

Next week
Noida and Greater Noida

This week: NORTH AND SOUTH DELHI

Area	Type (BHK)	Rental (in ₹/sq ft)	Capital (in ₹/sq ft)
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NORTH DELHI: Luxury			
Adarsh Nagar	2-3	6-12	10000-18000
Ashok Vihar	2-3	6-15	22000-24000
Civil Lines	2-3	23-25	15000-36000
Derawal Nagar	2-3	21-23	20000-22000
Delhi University	2-3	23-29	16000-18000
Gujrawala Town	2-3	14-17	14000-34000
Hudson Lane	2-3	26-28	10000-15000
Jahangir Puri	2-3	10-16	5000-11000
Kamla Nagar	2-3	21-26	22000-38000
Kohat Enclave	2-3	25-35	17000-19000
Model Town	2-3	22-37	16000-24000
Paschim Vihar	2-3	14-19	14000-18000
Pitampura	2-3	17-21	21000-23000
Prashant Vihar	2-3	20-50	12000-20000
Pushpanjali Enclave	2-3	9-16	17000-20000
Punjabi Bagh	2-3	24-26	38000-52000
Saraswati Vihar	2-3	22-35	17000-29000
Shakti Nagar	2-3	16-18	15000-24000
Shalimar Bagh	2-3	17-36	9000-13000

NORTH DELHI: Mid-segment			
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Azad Market	2-3	8-10	5000-7000
Azadpur	2-3	8-12	11000-12000
Dr Mukherjee Nagar	2-3	16-19	7000-17000
Kalyan Vihar	2-3	15-20	9000-14000
Lawrence Road	2-3	9-13	11000-15000
Mahendru Enclave	2-3	8-14	9000-11000
Malka Ganj	2-3	8-10	7000-9000
North Campus	2-3	8-12	10000-13000
Rana Pratap Bagh	2-3	7-10	8000-11000
Rani Bagh	2-3	10-18	9000-12000
Rithala	2-3	7-9	4000-7000
Rohini Sector 5	2-3	10-13	8000-15000
Rohini Sector 22	2-3	15-20	8000-15000
Roop Nagar	2-3	25-30	11000-14000
Shastri Nagar	2-3	11-15	11000-13000
Tagore Garden	2-3	17-21	13000-18000
Timar Pur	2-3	8-10	9000-16000
Vijay Nagar	2-3	20-23	9000-22000

NORTH DELHI: Budget			
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Bawana	2-3	5-8	1000-2000
Bhilsua	2-3	6-7	3000-4500
Burari	2-3	6-8	2000-4000
G T Karnal Road	2-3	6-8	2000-3000
Kundli	2-3	5-7	2000-4000
Narela	2-3	9-12	1000-9000
Pratap Nagar	2-3	7-10	4000-8000
Rama Nagar	2-3	7-9	3000-4500
Sant Nagar	2-3	16-20	6000-10000

Area	Type (BHK)	Rental (in ₹/sq ft)	Capital (in ₹/sq ft)
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SOUTH DELHI: Luxury			
Anand Lok	2-3	50-71	39000-80000
Anand Niketan	2-3	60-120	31000-40000
Asiad Village	2-3	39 - 68	53000-57000
Chanakya Puri	2-3	99-105	65000-133000
CR Park	2-3	25-28	17000-18000
Defence Colony	2-3	60-64	46000-48000
East of Kailash	2-3	23-27	22000-28000
Friends Colony	2-3	32-40	23000-50000
Geetanjali Enclave	2-3	30-42	20000-22000
Greater Kailash	2-3	30-36	27000-31000
Green Park	2-3	31-33	24000-30000
Gulmohar Park	2-3	42-44	38000-48000
Hauz Khas	2-3	36-39	28000-31000
Hemkunt Colony	2-3	40-45	26000-44000
Jangpura	2-3	30-31	25000-32000
Jasola	2-3	23-28	15000-18000
Kailash Hills	2-3	20-25	26000-31000
Kailash Colony	2-3	28-32	23000-28000
Kalkaji	2-3	62-104	18000-20000
Lajpat Nagar	2-3	24-25	33000-44000
Maharani Bagh	2-3	35-57	32000-42000
Munirka	2-3	20-32	13000-15000
New Friends Colony	2-3	41-86	27000-31000

SOUTH DELHI: Mid-segment			
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Alaknanda	2-3	20-24	12000-14000
Arjun Nagar	2-3	18-20	6000-9000
Aurobindo	2-3	16-19	4000-6000
Badarpur	2-3	16-17	3000-5000
Dhaura Kuan	2-3	12-20	8000-10000
Gautam Nagar	2-3	19-24	9000-17000
IGNOU Road	2-3	15-17	4000-11000
Malviya Nagar	2-3	20-24	10000-14000
Masjid Moth	2-3	21-27	14000-24000
Okhla	2-3	10-30	4000-12000

SOUTH DELHI: Budget			
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Aaya Nagar	2-3	6-8	4000-5000
Begam Pur	2-3	18-29	5000-7000
Chattarpur	2-3	3-8	3000-7000
Govind Puri	2-3	15-20	3000-5000
Khanpur	2-3	10-18	3000-4000
Khirki Extension	2-3	16-18	4000-6000
Ladosarai	2-3	13-16	4000-6000
Mahipalpur	2-3	11-17	7000-19000
Mehrauli	2-3	13-15	3000-4000
Neb Sarai	2-3	12-14	3000-5000
Palam Colony	2-3	12-15	3000-9000
Savitri Nagar	2-3	14-23	5000-7000
Tughlakabad	2-3	12-15	3000-5000
Vishvakarma Colony	2-3	11-18	3000-4000

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.

makani SOURCE: MAKAN.COM

Pick of the week



PROJECT: ATS Triumph

Where: Located in Sector 104, Dwarka Expressway, Gurgaon

What: On offer are 3+1 BHK, 4+1 BHK apartments of size ranging from 2290 sq ft to 3150 sq ft

USP: Located along Dwarka Expressway. The project offers concierge services, it has seven acres of open and landscaped greenery, two exquisite clubhouses and two swimming pools

Cost: ₹9000 per sq ft (BSP)

Ongoing projects:

ATS One Hamlet in Sector 104 Noida, ATS Kocoon in Sector 109 Gurgaon, ATS Golf Meadows Lifestyle in Dera Bassi, ATS Advantage Phase 2 in Indirapuram

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BENEFITS OF DEFERRED PAYMENT SCHEMES

These lead to significant savings as a buyer is excused from making monthly interest payments until he finally gets possession of the property

Deferred payment scheme, also popularly known as '20-80 Payment Scheme' is increasingly being used by developers to stimulate sales in the backdrop of a slowdown in the real estate market. Though the scheme was first introduced in 2010, it has emerged as a popular marketing tool in the recent past. It is generally marketed as 'No EMI till possession' or 'Zero EMI till possession'.

WHAT IS DEFERRED PAYMENT SCHEME?

Deferred payment schemes are a modified form of home financing under which a buyer pays 20% of the property value upfront and the balance is paid at the time of possession. The buyer is not required to pay any monthly EMIs

and the interest cost on the 80% of value of the property is paid by the developer until the possession of the property is handed over to the buyer. The developer ties up with banks or financial institutions to offer loans under this special scheme.

HOW TO MAKE THE MOST OUT OF THE DEFERRED PAYMENT SCHEME?

Deferred payment schemes lead to significant savings as a buyer is excused from making monthly interest payments until the property is handed over to the buyer. Such savings can be invested into a financial instrument like fixed deposits and used later (on receiving possession) to pay back a portion of the home loan.

This results in lowering the debt burden for the buyer.

Additionally, the scheme is particularly attractive to buyers currently living in rented property as it removes the dual pressure of paying monthly rent towards existing accommodation as well as EMIs towards the under construction property.

WORD OF CAUTION

The base selling price of projects under such schemes is generally found to be on the higher side. Moreover, a few developers provide the deferred payment scheme for a defined time frame (2-3 years) and not till possession. In such a scenario, interest payments beyond the

defined timelines are to be paid by the buyer. These scenarios can erode the basic premise of the deferred payment scheme which is to bring savings for the buyer.

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

Thinkstock



Get a share in the property pie

Partition makes each owner the sole and absolute owner of a separated and clearly identifiable share in the property

Sunil Tyagi

htestates@hindustantimes.com

htestates LEGAL REMEDIES

What happens if co-owners of a jointly-owned property want partition? Each owner then becomes the sole and absolute owner of a separated and clearly identifiable share in the property. In jointly owned properties, though each co-owner can identify the proportion of his share, it is not possible to physically identify or precisely distinguish his share from other co-owners' shares. At times, a co-owner may want to sell his share and exit. However, since the share of a co-owner in a jointly owned property is undivided,

unidentifiable and cannot be clearly distinguished from the share of other co-owners, selling one's share would be difficult. As it is easier to sell one's share in a property which is clearly identifiable, partition can be done to ascertain and demarcate such share.

Let us take an example of a two-storey building jointly inherited by two siblings. Each sibling would have inherited joint and undivided share equivalent to 50% in the entire property. However, if each sibling

wants to have separate and 100% ownership, possession and enjoyment of one floor each, they can go in for partition. Here are a few things you should keep in mind if you are the co-owner of a jointly owned property.

Mode of partition: If all co-owners of the jointly owned property mutually agree to and arrive at terms of the partition and distribution of shares in the property, they may execute a partition deed in writing which should clearly capture and identify the separated shares of each co-owner by metes and bounds. Also, co-owners must remember that payment of stamp duty and

registration fee is compulsory on a partition deed and registration of partition deed is mandatory. Further, though a risky proposition, an oral partition of immovable property is a legally valid and recognised mode of partition under law.

There may also be cases where one or only some co-owners might agree to a partition, whereas the others might be against it. It is the right of a co-owner to be entitled to the demarcation as well as separate enjoyment and possession of his share, irrespective of approval or dissent of other co-owners.

As execution of a partition deed may not be possible in cases where other co-

owners do not agree, persons going in for partition may file a suit for partition.

Continuing right: So long as one is co-owner of a property, one is entitled to demand the demarcation and separate enjoyment of his or her share at any time. This is because the right to seek partition is continuing in nature and is incidental to the right of ownership of a jointly-owned property. There is always a running cause of action for seeking partition by one of the co-sharers and hence no limitation period for filing a suit for partition.

Nature of property: It may not be always possible to carry out physical partition of certain properties.

For instance, it might not be possible to carry out physical partition of a flat in a reasonable manner. For some properties, physical partition may not be the best solution if it is likely to reduce market value of the property. In such cases, the best course of action would be to sell the property instead. Upon sale, the sale proceeds can be divided amongst erstwhile co-owners in the ratio of ownership that they had in the property.

The author is a senior partner, ZEUS Law Associates, a corporate commercial law firm. One of its areas of specialisation is real estate transactional/litigation work



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LAW BOOK

Sunil Tyagi

I have executed a sale deed under which I have purchased two properties which are located in two different districts. Where should I get the document registered?

—Rajesh Julka
As the sale deed relates to more than one immovable property, all of which are located in different sub-districts, you may get the sale deed registered in either of the two districts/sub-districts.

I had entered into a lease deed last year. Certain disputes have now arisen with the tenant. However, the tenant contends that the document shall not be admissible in evidence in the courts as it has not been registered. Is that correct?

—Mithilesh
If the term of the lease exceeds 11 months, such a lease deed shall require compulsory registration. If this is the case, the lease deed shall not be admissible in evidence if it is an unregistered document. However, it may be admissible in evidence for collateral purposes.

I had recently entered into an agreement to sell for buying a plot and had also paid 20% of the total sale price at the time. I am not keen to purchase the plot anymore. However, the seller informs me that the part payment made by me will stand forfeited. Can the seller forfeit such a hefty amount?

—Harish Tiwari

If the payment has been made by you merely as advance/part payment of the total sale price, then the seller is not entitled to forfeit such part payment.

However, if the part payment of purchase price (ie earnest money) has been given as a guarantee by you for the due performance of your obligations contained in the agreement to sell, the seller may be entitled to forfeit the earnest money if the terms of the agreement to sell contains a provision on such forfeiture by the seller.

Last year, one of my relatives gifted a property in the name of my minor child. Can I sell this property before my child attains majority? We are Hindus by religion.

—P K Gupta
Under the Hindu Minority and Guardianship Act, 1956, being a natural guardian, you may transfer the property in question only for the evident benefit/advantage of the minor, and with the previous permission of the competent court. The court may permit transfer of this property on conditions that the court may deem fit to impose.

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

