

SECTOR SCAN

Vaishali, Ghaziabad

CHECK FOR POWER BACKUP FACILITIES AND THE AMOUNT YOU NEED TO PAY



Vaishali is a major residential locality and has good connectivity to key areas of Ghaziabad and NCR satellite towns. It is well-linked with a Metro station, a part of Delhi Metro's Blue Line extended from Anand Vihar in east Delhi. DLF's Anand Vihar, Ansal Plaza Mall and Mahaganj Mall are all within walking distance from the main residential areas.

With increased connectivity, demand for properties on rent has gone up in the area. The rent is dominated by a variety of residential property options like individual houses, apartments, builder floors, penthouses and row houses. Both new and old,

RWA apartments that are 3-10 years old are available for rent in this locality. The maintenance charges start from ₹500. These are over and above the quoted rental value.

Properties for rent are available in the range of ₹30,000-₹40,000 for 2BHK apartments of sizes ranging from 750 to 1200 sqft. Close proximity to the Sector 4 market, Pacific Mall and shopping malls of Ghaziabad are some of the plus points for this locality. Madan Mohan Malviya Marg and Sacheta Krishna Marg are important roads.

Kaushambi, too, has a Metro station which is part of Delhi Metro's Blue Line extended from Anand Vihar. Kaushambi is a well-developed region of Ghaziabad and offers connectivity via Anand Vihar ISBT.

Important roads are NH 24 and Chaudhary Charan Singh Marg. A BHK property in the area is available on rent in the range of ₹20,000 to ₹40,000 with maintenance charges.

that start from ₹300. This can go up depending on the amenities and size of property. The key residential properties available in this locality are GDA flats, builder floors and apartments.

Infrastructure is already a push locality in the NCR and has good connectivity to Delhi, Noida, and Gurgaon. It also offers shopping and entertainment options such as Jyoti's Mall, Shoppers Mall, and hospitals like Shanti Hospital.

Shaved autos and taxis are easily available for Vaishali and Kaushambi Metro stations.

The biggest challenge however is the power situation in the area, not in terms of clean energy issues. Check the arrangements made for power backup and the additional charges you may have to pay.

Contented to note that Vaishali is an area where you can find a variety of property options ranging from individual houses to apartments. Check for power backup and the additional charges you may have to pay.



- #### AMENITIES
- Vaishali has its very own Metro station
 - It has several hospitals and malls
 - Both shared and private autos are available till Anand Vihar
 - Properties on rent are available in the range of ₹30,000 and above
 - There are several societies, builder flats and plotted options that are more than seven years old
 - RWAs charge maintenance of ₹750 to ₹1200 per month over and above the rent
 - Cleanliness is a major issue

PROJECT OFFERINGS IN RAJNAGAR EXTENSION

	KW SRISHTI	LANDCRAFT	STAR RAMESHWARAM
Location	Rajnagar Extn, Ghaziabad	NH 50, Raj Nagar Extn, Ghaziabad	Raj Nagar Ext Ghaziabad
Type	3 BR - 2BR - Studio Apartment	1/2/3 BHK and puja room	Residential/budget homes
Super area (sq ft)	1485	718 - 1665	----
Built-up area (sq ft)	872	----	----
Additional charges	₹72 per sqft	All inclusive	----
Amenities	Green area, school, shopping centre, amphitheatre, separate gym for ladies and gents, lawn tennis court, swimming pool, jogging track etc.	----	Clubhouse, swimming pool, gym, party lawn, children's park, badminton court, cricket net practice court, registration garden, amphitheatre, 70% green area
Advantages	Comes with rain-water harvesting and covered RO plant in every kitchen and internet-enabled campus	Dyngymnasium, indoor games room, children's library, 8-star lobby, landscaped area, commercial plaza, round-the-clock security	----
Disadvantages	----	----	----
Connectivity	3.5 km from the railway station, 9 km from the Metro station, 12 km from ISBT Delhi	Connectivity with Ghaziabad, connectivity with Delhi through GT Road	Connectivity with Vaishali Metro and Dishaad Garden Metro
Possession time	December 2014	Phase 2 to be delivered in 2015	December 2013

Area name	Budget (₹)	Type	Avg size (sqft)	USP	Preferred property option area
VAISHALI	4000-8000	1RK, 1BHK	275-700	Close to the market, proximity to Metro Station, Ansal Plaza Mall, Mahaganj Mall and Pacific Mall	Builder floors and individual houses
	8000-14000	2 BHK	700-1200		Developer projects, builder floors and individual houses
KAUSHAMBI	9000-10000	1BHK	400-600	Gateway of IIT, walking distance from Anand Vihar ISBT, proximity to EDM, Ansal Mega Mall, Shoppers Mall, Metro Station, Badasson Blu Hotel	Builder floors
	10000-16000	2 BHK	700-1100		Residential apartments - Hingriti lower, Mihir apartments and GDA flats
INDRAPURAM	4000-8000	1 RK, 1BHK	250-650	Jyoti's Mall, Shoppers Mall, Shanti Hospital, connected to Vaishali Metro station	Sheds, flats, apartments and builder floors
	8000-14000	1.2 BHK	650-1200		apartments, GDA flats, builder floors
	14000-20000	2.3 BHK	1200-1500		Residential apartments, GDA flats, builder floors

HC allows 'genuine' GPA transactions

Court strikes circular issued by Delhi government to registrars to not register any GPA sale

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The recent case of Puro Developers and Promoters Private Limited v. Government of NCT dated April 30, 2013 (Puro Developers case) has generated much attention. In this case the Delhi High Court set aside a circular dated April 27, 2012 (circular) issued by the government of NCT of Delhi on the issue of GPA sales.

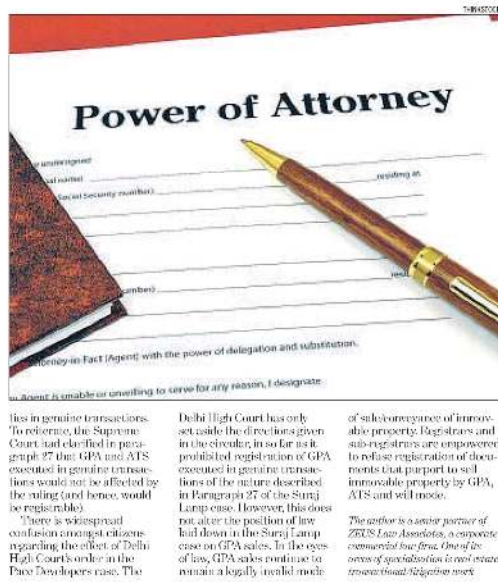
In common parlance GPA sale refers to transfer of immovable property by execution of a combination of general power of attorney (GPA), agreement to sell (ATS) and will, instead of a sale deed/ conveyance deed.

The reason why the circular was struck down by the Delhi High Court was that it was contrary to the Hon'ble Supreme Court's landmark judgment in the Suraj Lamp and Industries Private Limited v. State of Haryana and another.

As per recent news reports, the revenue department of the Delhi government has prepared a fresh circular on this issue, to be placed before the state cabinet for approval. To

be valid and not be affected by the ruling. For example, a person can give GPA to his spouse, son, daughter, brother, sister or a relative to manage his affairs or to conduct sale deed. A person may even sign an agreement with a developer for developing land (either by forming plots or by constructing apartments) and execute an agreement of sale and grant a power of attorney empowering the developer to execute agreements of sale or conveyances for individual plots of land or undivided shares in the land for apartments he (developer) sells.

In the impugned circular, government of NCT of Delhi issued a directive to all registrars and sub-registrars of Delhi, not to register any conveyance which is an immovable property which is based on a GPA, will or ATS. However, as per Delhi High Court in the Puro Developers case, the circular and misconstrued the observations of the Supreme Court, specifically contained in paragraph 27 of the Suraj Lamp case. The language used in the circular led to a wrong perception of the Supreme Court's order in the Puro Developers case. The



Delhi High Court has only set aside the directions given in the circular, in so far as it prohibited registration of GPA executed in genuine transactions of the nature described in Paragraph 27 of the Suraj Lamp case. However, this does not alter the position of law laid down in the Suraj Lamp case on GPA sales. In the eyes of law, GPA sales continue to remain a legally viable mode of sub-conveyance of immovable property. Registrars and sub-registrars are empowered to refuse registration of documents that purport to sell immovable property by GPA, ATS and will mode.

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htestates LAW BOOK
Sunil Tyagi

The tenant of my property has given a room on rent in my property to a paying guest, without my prior written permission. Can he do so?
-M. Jagan

If there is a specific clause in the lease deed executed, expressly stating that throughout the duration of the term of lease, the lessee shall not be entitled to further sub-lease this property or create any rights or interest of whatsoever nature in the property, then the lessee cannot further sub-let any portion of the property without your prior permission. However, if there is no specific clause in the lease deed in this effect, the lessee is entitled to sub-let the property in favour of a third party.

My deceased mother has not named any person as an executor for her will. Can we still obtain probate of the will?
-XYZ

As your deceased mother has not named any person as an executor in her will, as

legatee you may apply for grant of letters of administration instead from the court of competent jurisdiction.

My deceased father owned a residential flat in a group housing society and during his lifetime, he nominated my brother as a nominee in the records of the society. My mother had predeceased my father. Can my mother claim sole ownership of this flat?
-R. K. Mehta

On the presumption that you and your brother are at par with the only remaining legal heirs of your father and that your father did not leave behind a will, this flat should be inherited in favour of you and your brother in equal and undivided shares. Merely being appointed as a nominee of this property will not confer the rights of sole ownership of this property.

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

htestates CHEQUE BOOK
Harsh Roontra

I am in business but due to slow-down my income became very less and there was no money to pay any taxes such as income tax. New

lump sum within few years. I am his only legal heir. Looking forward for your sincere advice in all aspects.
-Sandeep Gurshir

mortgage for your business.

From where do I can get loan for a 16 year old flat?
-Mahesh Rata

You can get a home loan to buy a resale property based on your income and the title of the property. The age and the condition of a building has a bearing on loan eligibility.

The amount of loan can undergo revisions based on revaluation of property at the discretion of the lender. Your father cannot take a loan in the same residential property as his primary residential property as long as he is alive.

If any time during the loan tenure if you need you can prepay the loan, you can

