

Last week
Gurgaon

PROJECT TRACKER

Next week
Faridabad

CURRENT RESIDENTIAL PROJECTS IN GHAZIABAD

Name	Location	Developer	Avg size (sq ft)	Type (BHK)	Launch date	Date of possession	Status of completion	Launch price (₹/sq ft)	Current price (₹/sq ft)
GHAZIABAD: Luxury									
Aquapolis	Crossings NH-24	Ansal API	2,646	4	Apr-07	Feb-14	14 months	2,950	2,410
Ambience	Crossings NH-24	Arihant Buildcon	1,690-1,940	3-4	May-08	Jul-11	Ready	2,250	3,600
Angel Jupiter	Indirapuram	Angel Promoters	1,575-1,850	3	Dec-10	Jul-15	31 months	2,650	4,400
Angel Mercury	Indirapuram	Angel Promoters	1,395-2,298	2-4	May-09	Apr-13	3 months	2,800	4,400
Bharat City Township	Indraprastha Yojna	BCC Builder	2,586	4	Mar-12	Aug-14	20 months	2,622	2,622
Buland Heights	Crossings NH-24	Buland Group	2,385	4	Dec-07	Nov-11	Ready	2,050	3,000
Clement City	Crossings NH-24	Sam India Promoter	2,000	3	Nov-07	Dec-12	Ready	2,100	3,500
Exotica	GT Road	Parsvnath Developers	2,030-3,650	3-5	May-07	May-15	29 months	2,795	4,200
Exotica Elegance	Indirapuram	Exotica Housing	1,595-2,050	3-4	Mar-08	Nov-10	Ready	3,095	4,400
Foster Heights	Crossings NH-24	Shri Balaji Hi Tech	2,190	4	Jul-08	Mar-13	2 months	2,250	3,000
LA Royale	Indirapuram	MKS Infratech	1,650-2,830	3-4	Apr-12	Sep-15	33 months	4,090	4,990
Mascot	Crossings NH-24	Mahagun	2,775	4	Dec-07	Oct-12	Ready	2,150	2,690
Sanskriti	Indirapuram	Antriksh Engineers	1,880	4	Apr-10	Jun-14	18 months	2,400	3,675

Name	Location	Developer	Avg size (sq ft)	Type (BHK)	Launch date	Date of possession	Status of completion	Launch price (₹/sq ft)	Current price (₹/sq ft)
GHAZIABAD: Mid-segment									
Aquapolis	Crossings NH-24	Ansal API	1,355-2,293	2-3	Apr-07	Feb-14	14 months	2,950	2,410
Ambience	Crossings NH-24	Arihant Buildcon	1,260-1,525	2-3	May-08	Jul-11	Ready	2,250	3,600
Angel Jupiter	Indirapuram	Angel Promoters Pvt Ltd	1,150-1,285	2	Dec-10	Jul-15	31 months	2,650	4,400
Angel Mercury	Indirapuram	Angel Promoters Pvt Ltd	1,195	2	May-09	Apr-13	3 months	2,800	4,400
ASG La Casa	Crossings NH-24	Ansal API	1,344-1,560	2-3	Jun-12	Dec-15	36 months	2,400	3,500
Bharat City Township	Indraprastha Yojna	BCC Builder	1,200-1,550	2-3	Aug-11	Aug-14	20 months	2,300	2,622
Bharat City Township	Indraprastha Yojna	BCC Builder	1,200-1,550	2-3	Nov-11	Aug-14	20 months	2,400	2,622
Bharat City Township	Indraprastha Yojna	BCC Builder	1,200-1,550	2-3	Mar-12	Aug-14	20 months	2,622	2,622
Buland Heights	Crossings NH-24	Buland Group	1,260-1,851	2-3	Dec-07	Nov-11	Ready	2,050	3,000
Clement City	Crossings NH-24	Sam India Promoter	1,105-1,540	2-3	Nov-07	Dec-12	Ready	2,100	3,500
Elegance	NH-24 bypass	Ansal Housing	1,800	3	Aug-08	Mar-13	2 months	2,075	2,075
Exotica	GT Road	Parsvnath Developers	1,380	3	May-07	May-15	29 months	2,795	4,200
Exotica Elegance	Indirapuram	Exotica Housing	1,250	2	Mar-08	Nov-10	Ready	3,095	4,400
Foster Heights	Crossings NH-24	Shri Balaji Hi Tech	1,280-1,880	2-3	Jul-08	Mar-13	2 months	2,250	3,000
Gardenia Square	Crossings NH-24	Gardenia India	1,475-1,750	3-4	Jan-08	Aug-13	8 months	2,150	2,475
Integrity	Raj Nagar Extension	Ajnara Farms	1,265-1,775	2-4	Aug-08	Jun-13	6 months	2,025	3,250
Iris	Crossings NH-24	Saviour Builders	1,800	3	Mar-09	Dec-13	12 months	1,700	2,600
LA Royale	Indirapuram	MKS Infratech	1,425	3	Apr-12	Sep-15	33 months	4,090	4,990
Living Stone	Crossings NH-24	Supertech Limited	1,320-2,075	3	Apr-07	Apr-14	16 months	2,500	2,890
Luxuria Estate	Lal Kuan	Agarwal Associates	1,299	3	Jan-12	Apr-15	28 months	1,990	2,490
Mascot	Crossings NH-24	Mahagun	1,550	3	Dec-07	Oct-12	Ready	2,150	2,690
Primrose	Govind Puram	Panchsheel Buildtech	1,120-1,600	2-3	Jul-08	Jan-15	25 months	1,818	2,790
Sanskriti	Indirapuram	Antriksh Engineer	900-1,580	2-3	Apr-10	Jun-14	18 months	2,400	3,675
Tanushree	NH-24 bypass	Ansal Housing	1,702	3	Mar-08	Jan-13	1 month	1,900	2,400

Name	Location	Developer	Avg size (sq ft)	Type (BHK)	Launch date	Date of possession	Status of completion	Launch price (₹/sq ft)	Current price (₹/sq ft)
GHAZIABAD: Affordable									
Aquapolis	Crossings NH-24	Ansal API	960	2	Apr-07	Feb-14	14 months	2,950	2,410
ASG La Casa	Crossings NH-24	Ansal API	534-1,243	1-2	Jun-12	Dec-15	36 months	2,400	3,500
Bharat City Township	Indraprastha Yojna	BCC Builder	940	2	Aug-11	Aug-14	20 months	2,300	2,622
Bharat City Township Ph-II	Indraprastha Yojna	BCC Builder	940	2	Nov-11	Aug-14	20 months	2,400	2,622
Bharat City Township Ph-III	Indraprastha Yojna	BCC Builder	940	2	Mar-12	Aug-14	20 months	2,622	2,622
Elegance	NH-24 bypass	Ansal Housing	1,300	2	Aug-08	Mar-13	2 months	2,075	2,075
Gardenia Square	Crossings NH-24	Gardenia India	1,075	2	Jan-08	Aug-13	8 months	2,150	2,475
Integrity	Raj Nagar Extension	Ajnara Farms	815	2	Aug-08	Jun-13	6 months	2,025	3,250
Iris	Crossings NH-24	Saviour Builders	1,050	2	Mar-09	Dec-13	12 months	1,700	2,600
Living Stone	Crossings NH-24	Supertech Limited	850-1,050	2	Apr-07	Apr-14	16 months	2,500	2,890
Luxuria Estate	Lal Kuan	Agarwal Associates	858-965	2	Jan-12	Apr-15	28 months	1,990	2,490
Mapale	Govind Puram	KDP Infrastructure	950-1,350	2-3	Jun-12	Jun-15	30 months	2,275	2,275
Primrose	Govind Puram	Panchsheel Buildtech	645-1,008	1-2	Jul-08	Jan-15	25 months	1,818	2,790

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. SOURCE: PROPEQUITY

Sample this flat



ELDECO STUDIO

Where: Sector 93A, Noida

What: Spread over about 2.3 acres, it has 52 1 and 2BHK units available in sizes of 825 sq ft and 900 sq ft. Other facilities include a clubhouse, a swimming pool, a lawn tennis court, a gymnasium, a banquet hall, guest rooms, sauna, jacuzzi, billiard and table tennis rooms and 100% power backup

USP: Ready-to-move-in option

Cost: ₹64.29 lakh onwards

NEW PROJECTS

Project	Developer	USP	Configuration	Launch date	Completion date	Current status	Current price (₹/sq ft)
GURGAON							
SECTORS 69-113							
Golf Avenue	CHD	30 minutes from IGI	2-4 BHK	Sep-12	2016	Available	6250
7 Lamps	Vatika	NH-8, New Gurgaon	2-4 BHK	Apr-11	2015	Available	5500
Chintels	Serenity	Located on Dwarka Expressway	3-4 BHK	Nov-12	2016	Available	6950
NOIDA							
SECTORS 74-150							
Vanalika	Sunworld	Sec 107, Noida	3-4 BHK	Jun-11	2013	Available	5800
Moderne	Mahagun	Sec 78, Noida	2-3-4-5 BHK	Jul-11	2014	Available	5215
GREATER NOIDA							
YAMUNA EXPRESSWAY							
Ecovillage II	Supertech	Sec 16B, Greater Noida (West)	2-3-4 BHK	Jan-11	2015	Available	3360
Jeevan	Stellar	Sec 1, Greater Noida (West)	2-3-4 BHK	Apr-11	2014	Available	3300
Mywoods	Mahagun	Sec 16C, Greater Noida (West)	2-3-4 BHK	Mar-11	2015	Available	3375
GHAZIABAD							
RAJ NAGAR EXTENSION							
Officer City -2	MR Provius	Raj Nagar Extension	1-3 BHK	Nov-11	2015	Available	2600
SCC Sapphire	SCC Builders Pvt Ltd	Raj Nagar Extension	2-3-4 BHK	Feb-12	2015	Available	2910
SG Grand	SG Estates Limited	Raj Nagar Extension	2-4 BHK	Sep-12	2015	Available	2800
FARIDABAD							
SECTOR 82-88							
Ansal Crown Height	Crown Group	Sec-80	2-3BHK	Sep-12	2015	Available	4500
SRS Royal Hills-2	SRS Group	Sec-87	3-4 BHK	Jul-12	2015	Available	3645
The Deck	BTPP	Sec-82	2-3 BHK	Oct-12	2015	Available	5500

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Builder's block

Brand: Lotus Infra Projects Pvt Ltd
Location: Delhi, Kanpur and Haridwar
Star rating: Established in 2005, the real estate company Lotus Infra Projects Pvt Ltd is into residential, commercial and hospitality construction



OP Agarwal
chairman and promoter

Chairman: OP Agarwal, chairman and promoter of the group, is actively involved in new business initiatives. He has more than 25 years of experience in vertical segments of real estate development, manufacturing, retailing, business administration and finance. He has also contributed to various social and philanthropic institutions and NGOs

Future projects: The group is planning to launch studios as well as service apartments in different cities across the country in the near future

Vision & Mission

The vision is to innovate and improve development practices ahead of our competition and to use these practices to create valuable real estate assets for customers

Is registration compulsory?

Documents of immovable property that require compulsory registration are sale deed, gift deed and partition deed

Sunil Tyagi
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htestates LEGAL REMEDIES

The Registration Act, 1908, relates to which legal instruments require compulsory or optional registration. The primary purpose behind the Act is to preserve an authentic record of documents so that if a document is lost or destroyed, a certified true copy of the document can be obtained from the office of the Registrar. Another useful purpose that registration serves is to enable any person who wants to enter into a transaction of immovable property, to obtain complete information on the title of ownership of the property as registered documents are available for inspection. Though the provisions of

the Act are largely the same across India, there are certain state-specific provisions. Like stamp duty rates, even registration fees may differ across states. Some examples of documents of immovable property which require compulsory registration are sale deed, gift deed and partition deed. In addition to ascertaining whether a particular document requires compulsory registration, one must keep in mind other aspects such as the time and place of registration of the document in transactions of immovable property.

Time of registration: A



IMAGESBAZAAR

document is required to be compulsorily registered within four months from the date of its execution. This time period is extremely important as it has a direct bearing on the validity of a legal document. For a document that requires compulsory registration, it shall be valid and take effect only when it has been duly

registered within this prescribed time period. However, there are also exceptional cases where parties may be unable to get the document registered within this time period due to unavoidable circumstances. The Registration Act takes into account such delay in registration which is due to contingencies. In such

cases, an additional/extended period (up to a maximum of 4 months) may be granted by the registrar at his discretion, after taking into account the facts and circumstances on a case-to-case basis. An application in this respect is required to be filed with the relevant sub-registrar's office along with payment of the pre-

scribed fine.
Place of registration: A sub-registrar registers a document pertaining to immovable property, only if such property is located within the territory of his jurisdiction. There are certain properties whose portions may fall under the jurisdiction of two or more sub-districts. In such a case, the documents of the property may be registered at the sub-registrar's office located in either of the sub-districts. There may also be a situation where the document relates to numerous immovable properties, all of which are situated in different sub-districts. Such a document can also be registered in any sub-district. Although documents are registered/ deposited at the office of the relevant sub-registrar or registrar, in exceptional cases registration may be done by an authorised revenue officer at one's residence.

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

htestates LAW BOOK Sunil Tyagi

I want to purchase the share of two owners in a plot which is jointly owned by three persons. However, the Sale Deed is silent as to the extent of each co-owner's share in this plot. -XYZ
Unless there is a contract to the contrary between the parties, joint owners shall have a share in the property proportionate to the funds contributed by them for purchase of the property. However, in the absence of any clarity regarding the quantum of funds contributed by each owner, joint owners shall be deemed as having equal share in the property.
Some dispute has arisen with respect to my grandfather's last Will. The signing of his Will was witnessed by two persons. However, one of them is now not alive. Will the evidence of one witness be enough? -ABC

In such cases, if one attesting witness can adequately prove to the court that the Will was duly executed as per the Indian Succession Act, the examination of

other attesting witness may be dispensed with by the courts. However, if one attesting witness fails to prove the due execution of the Will, then the court may require other supplementary evidence.
I am planning to purchase a parcel of agricultural land from an NRI. Though he had purchased this property before acquiring the status of an NRI, should I insist on him obtaining RBI approval before I purchase this property? -EFG
As the seller in question had acquired agricultural land at a time when he was a resident in India, and had acquired the status of an NRI subsequent to his purchase of the agricultural land, he is entitled to continue to hold such agricultural land, without seeking RBI's approval.
The author is senior partner, ZEUS Law Associates. If you have any query, email us at htestates@hindustantimes.com

htestates CHEQUE BOOK Harsh Roongta

I am a defaulter of two credit cards? How long will my name be in the defaulter's list? Can I get a home loan? -yyy
If you have defaulted on credit card payments, banks are unlikely to grant you a home loan unless the same is fully backed by tangible movable i.e. easily encashable security like loan against gold or shares or bank FD. Your default will continue to show in the credit information records for at least seven years. You can try and build your credit history by taking a loan or a credit card against fixed deposits or other tangible security such as jewellery, shares etc where

the lender can give you a loan despite your adverse credit report. By regularly paying your dues you will be able to rebuild your credit history. Mind it that rebuilding the credit history is a very long and painful process and will take at least 2-3 years before any lender will consider giving you a home loan.
I plan to foreclose the 10-year home loan of ₹15 lakh that I took two years ago. What is the tax implication? Is there an ideal period of maintaining a home loan to reduce tax outgo? -yyy
A foreclosure of home loan account per se does not have

any tax implication. However, if you sell the house property within five years from the end of the financial year in which the property was purchased, the deduction allowed under Section 80C in respect of that property in earlier years will be deemed to be the income of the year in which the property is transferred. If you do not sell the property, the amount of principal paid as part of foreclosure will be eligible for deduction under Section 80C within the overall limit of one lakh rupees. There is also a case that foreclosure charges payable, if any, is also deductible as interest under Section 24.
Can I take the home loan from a relative? What documents will be needed for the purpose? -yyy
Yes. You can take a home loan from your relative and

claim tax deduction benefits for interest payable on the loan. The deduction will be restricted to ₹1.5 lakh if the house is used for self residence and full interest will be allowed if the house property is let out. Please note that no deduction is available for principal payment under Section 80C in respect of loans taken from friends and relatives. If required during the assessment proceedings, you will need to provide proof that the loan given by the relative was used for the purpose of acquiring the house property. You will also need a certificate from your relative.
I am planning to buy a residential plot, and the construction may take another 2/3 years. Can I avail of a house loan, and get IT benefit on it? -yyy
Yes, you can get a loan from

a lender to self-construct a house provided you begin construction within a reasonable time frame (say six months) of taking the first disbursement on the loan. You will be able to claim income tax benefits under section 80C for the principal repayment and section 24 for the interest paid on the housing loan. However, you will get tax benefit only from the financial year in which the construction is completed. If the house is used for self use, the construction will have to be completed within three years from the end of the financial year in which the first disbursement of loan was taken. Otherwise the maximum limit for such deduction will be ₹30,000 only.
Harsh Roongta is CEO, Apna Paisa. He can be reached at ceo@apnapaisa.com

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