

Last week
Greater Noida

PROJECT TRACKER

Next week
Noida

CURRENT RESIDENTIAL PROJECTS IN GURGAON

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)
GURGAON: Luxury									
85 Avenue	Sector 85	VSR Group	950	2	May-13	Oct-16	30 months	7,450	7,450
Aakriti Vastus	Sector 103	Aakriti Group	2,215-2,740	3-4	Dec-13	Jan-17	34 months	5,800	5,800
Amstoria	Sector 102	BPTP	1,717-3,712	3-4	Sep-10	May-15	13 months	4,040	6,250
Anantraj Madelia	Manesar	Anantraj Group	1,292-2,175	2-4	Jul-10	Jun-15	14 months	2,500	5,497
Caित्रiona	NH-8	Ambience Infrastructure	6,750-7,750	4-5	Nov-06	Mar-13	Ready	12,000	22,500
Centrum Park	Sector 103	IREL (Indiabulls)	1,250-2,875	2-4	Mar-09	Mar-15	11 months	1,950	5,400
Chateau - Amstoria	Sector 102	BPTP	8,960	4	Feb-12	Aug-15	16 months	5,000	5,580
DLF Camellias	DLF Phase - V	DLF	7,361-9,419	4-5	Feb-13	Dec-18	57 months	25,000	25,000
Gold Souk Golf Link	Sector - 25 (Sohna)	AGS Group	1,750-2,350	3-4	Dec-12	Dec-16	33 months	3,250	4,090
Golden Arcade(AC)	Sector 67	Golden Bricks Construction	650	1	May-12	Dec-14	8 months	8,750	9,250
Golden Villas	Dharuhera	Landmark Group	1,350-1,550	2-3	May-11	Dec-14	8 months	5,000	8,064
Heritage Max	Sector 102	Conscient Infrastructure	1,870-2,775	3-4	Dec-12	Apr-17	37 months	7,049	7,049
Highland Park	Sector 103	Ansai Housing	1,361-2,765	2-4	May-12	Jun-16	26 months	4,300	5,250
Ireo Gurgaon Hills	Faridabad Road	Ireo Management	4,784-6,384	3-4	Jul-12	Sep-16	29 months	9,800	11,900
Kimberly Suites	Sector 112	Soni Group	750-1,590	1-2	May-12	Dec-16	33 months	7,250	8,900
GURGAON: Mid-segment									
Gulmohar Woods	Dharuhera	Falcon Builders	1,750	3	Jan-09	Dec-14	8 months	1,527	2,600
85 Avenue	Sector 85	VSR Group	650	1	May-13	Oct-16	30 months	7,450	7,450
Aravali Greenville	Dharuhera	Dwarkadhisi Projects	1,225-1,925	2-3	Apr-13	Dec-16	33 months	2,600	3,100
County Heights	Dharuhera	M2K	1,375-1,725	2-3	Aug-07	Mar-14	Ready	1,720	2,990
Esfera Elvedor	Sector 37C	Imperia	660-900	1-2	Apr-12	Apr-16	24 months	5,400	7,600
Gold Souk Golf Link	Sector - 25	AGS Group	1,250-1,650	2	Dec-12	Dec-16	33 months	3,250	4,090
Golden Arcade(AC)	Sector 67	Golden Bricks Construction	525	1	May-12	Dec-14	8 months	8,750	9,250
Golden Heights	Dharuhera	Landmark Group	1,630	3	Jun-06	Mar-10	Ready	1,400	2,296
Kimberly Suites	Sector 112	Soni Group	601	1	May-12	Dec-16	33 months	7,250	8,900
Nimai Place	Sector 114	Nimai Developer	500-550	1	May-13	May-16	25 months	8,250	9,000
OMA	Dharuhera	Raheja Developers	760-1,080	1	Oct-12	Dec-16	33 months	3,975	4,575
Oodle Skywalk	Sector 83	VSR Group	540	1	Jun-13	Dec-16	33 months	9,000	10,000
Piyush Horizon	Dharuhera	Piyush Group	1,167-1,647	2-3	Dec-10	Dec-16	33 months	1,700	2,990
Rangoli	Dharuhera	Avalon Group	1,300-1,680	2-3	Dec-11	Dec-14	8 months	2,200	2,769
Spire Greens	Sector 37C	ILD	1,090	2	Apr-08	Jul-16	27 months	2,000	5,000
The Cubix	Dharuhera	Dwarkadhisi Buildwell	1,300-1,725	2-4	Sep-12	Dec-17	45 months	2,300	2,900
Tivoli Holiday Village	Dharuhera	T.G.Buildwell	670-1,300	1-2	Mar-08	Nov-15	19 months	4,000	4,500
Vipul Gardens	Dharuhera	Vipul Group	1,240-1,844	2-3	Oct-12	Dec-15	20 months	2,575	3,000
Vipul Pratham	Dundaheara	Vipul Group	1,125-1,605	2-3	Jul-13	Dec-17	45 months	2,650	2,775
GURGAON: Affordable									
Gulmohar Woods	Dharuhera	Falcon Builders	360-1,200	1-2	Jan-09	Dec-14	8 months	1,527	2,600
Esfera Elvedor	Sector 37C	Imperia	435	1	Apr-12	Apr-16	24 months	5,400	7,600
Ferrous Gurgaon Extension	Dharuhera	Ferrous Infrastructure	1,130	3	May-11	Apr-15	12 months	1,600	2,500
Golden Heights	Dharuhera	Landmark Group	1,128	2	Jun-06	Mar-10	Ready	1,400	2,296
Vipul Gardens	Dharuhera	Vipul Group	747-868	1	Oct-12	Dec-15	20 months	2,575	3,000
Vipul Pratham	Dundaheara	Vipul Group	818-824	1	Jul-13	Dec-17	45 months	2,650	2,775
Sanskriti	Sector 1	Earthcon Constructions	793	2	Feb-11	Jun-16	26 months	2,075	3,495

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

PROPEQUITY SOURCE: PROPEQUITY

Sample this flat



EXOTICA FRESCO

Where: Located In Sector 137, Noida Expressway

What: On offer are 2BHK, 3BHK and 4BHK apartments

USP: Exotica Fresco will soon be delivered. It is a two-side open project which has splendid view of greens around it. It offers the NANO (neutral access network operations) facility

COST: The price of the unit starts at ₹60 lakh approximately

NEW PROJECTS

Projects	Developer	Location	Configuration	Launch date	Completion date	Current status	Current price (₹ sq ft)
GURGAON							
SECTORS 82-109							
ATS Tourmaline	ATS Group	Sector-109	3 & 4 BHK	Nov-12	Apr-18	Available	8000
Godrej Summit	Godrej Group	Sector-104	2 & 4 BHK	Sep-12	Dec-17	Available	7750
Vatika Premium Floors	Vatika Group	Sector-82, NH-8 Highway	3 & 4 BHK	Jan-12	Jun-16	Available	1.67 cr
NOIDA							
SECTORS 75-107							
Aroma	JM housing	Sector 75, Noida	3-4 BHK	2012	2015	Available	5250
Vanalika	Sunworld	Sector 107, Noida	3-4 BHK	2010	2015	Available	5800
Windsor Court	Assotech	Sector 78, Noida	2-3-4 BHK	2010	2016	Available	5400
GREATER NOIDA							
YAMUNA EXPRESSWAY							
Vandita	Sunworld	Sector 22D, Yamuna Expressway	1-2-3 BHK	2013	2017	Available	2550
Golfvillage	Supertech	Sector 22A, Greater Noida	1-2-3 BHK	2013	2016	Available	2802
Mywoods	Mahagun	Greater Noida West	2-3 BHK	2011	2015	Available	3975
GHAZIABAD							
RAJ NAGAR EXTENTION							
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 Extention	1-2-3-4 BHK	Sep-13	2017	Available	3200
FARIDABAD							
SECTORS 82-88							
Emerald Heights	Victorious Buildwell Pvt ltd	Sector 88	2-3-4 BHK	Apr-14	2018	Available	3500
Faridabad Eye	Ansai Buildwell	Sector 56	3 BHK	Nov-12	2015	Available	4500

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Knight Frank SOURCE: KNIGHT FRANK

Builder's block

Brand: Maxblis Construction Pvt. Ltd
Location: Delhi/NCR
Star rating: Maxblis has an enterprising vision and believes in astute professionalism. It believes in developing and constructing aesthetically designed, functionally efficient residential and commercial complexes of international quality



Ajay Sharma
director

Director: A veteran in the field of infrastructure development, Ajay Sharma has an experience of over 20 years in construction works. Turning a creative design into a masterpiece is his forte. The company is developing various real estate projects across India, in various cities of Uttar Pradesh, Bihar and Rajasthan. Under his leadership and guidance, Maxblis has maintained a track record of timely delivery and superior quality for all projects. Sharma has also been awarded the Indian Achievers Award for Real Estate and Infrastructure 2013

Future projects: The Maxblis team is working on various upcoming projects in Tier II cities such as Jaipur, Ahmedabad etc

Vision&Mission

The company's vision is to maintain ethical and transparent business practices, quality construction, timely delivery, best value for money and a handsome returns

The importance of property registration

A document is required to be registered within four months from the date of its execution, and if it is not done, it may still be permitted subject to payment of the prescribed fine

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LEGAL REMEDIES

In transactions of immovable property such as sale, gift, leases, exchange, etc, stamping and registration is very important. The Registration Act, 1908 sets out important requirements that must be duly fulfilled in order for registration of legal documents to be valid in the eyes of law. Although the provisions of this Act are largely the same across the country, there are certain state amendments. Further, registration fee leviable on a particular document may differ from state to state.

Rationale: Registration primarily serves as a public record, enabling anyone who wants to undertake any transaction involving immovable property, to inspect and obtain complete information on the title of ownership, rights and obligations vis-a-vis the property. Thus, the process of registration helps curb fraudulent transactions

in immovable property. Also, in case a document is lost or destroyed, a certified true copy of the document can be obtained from the registrar.

Compulsory vis-a-vis optional registration: Certain documents relating to immovable property requiring compulsory registration include sale deed, gift deed, partition deed and exchange deed. To secure one's rights and interests, documents which require compulsory registration under the Act must be duly registered. However, registration is optional for documents such as wills and lease deeds that are for a term less than one year (also referred to as month to month tenancy for a period not exceeding 11 months) and not reserving yearly rent. One must bear in mind that stamp-



ing and registration of documents are two distinct aspects and are governed by separate acts. Certain documents that may require to be stamped under the Indian Stamp Act, 1899, may or may not require compulsory registration.

Recently, the Government of India released the Registration (Amendment) Bill, 2013 in the public domain for inviting suggestions and comments. This Bill proposes numerous

crucial and sweeping changes in the present Act, including a proposed amendment for making registration compulsory for lease deeds that are for a term of less than one year as well as making registration compulsory for powers of attorney and developer's agreements relating to the sale/development of immovable property across the country.

Time of registration: A document is required to be

registered within four months from the date of its execution. In unavoidable circumstances where the document remains unregistered within this time period and where the delay does not exceed four months, the registrar may permit registration of the document on a case-to-case basis, subject to payment of prescribed fine. One would be required to submit an application in this regard with the sub-registrar's office.

Place of registration: A legal document pertaining to immovable property is required to be registered in the office of the sub-registrar, within whose jurisdiction the property is situated. If the property is situated across two or more sub-districts, the document can be registered at the sub-registrar's office of either sub-district. If the document relates to more than one immovable property, all of which are situated in different sub-districts, the parties may register the document in either sub-district. Usually, documents are registered at the office of the relevant sub-registrar/registrar. Why register? Making full and timely payment of registration fee (wherever required) makes the document admissible in evidence in courts of law. Non-registration renders the document inadmissible in evidence in the courts of law. One must ensure that the document which is to be registered contains a clear description of the immovable property by metes and bounds, wherever possible, as well as a clear description of the rights, interests and appurtenances attached to the property (for instance, terrace rights, garden rights, machinery installed).

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LAW BOOK
Sunil Tyagi

My aunt claims to have my deceased father's last Will in her possession. However, I feel that this Will might be fabricated and fraudulent - first, it is an unregistered document and second, a majority of the properties have been bequeathed to my aunt. How do I proceed?

-Anuj Srivastva
If you have strong reasons to believe that the Will is not genuine, you may indeed challenge the authenticity of the Will in the courts of law. However, the fact that the disposition made by your deceased father in the Will may appear unfair to you, is not automatically or necessarily viewed as suspicious by the courts. Registration of a Will is not mandatory under the Registration Act, 1908. So even if the Will in question is unregistered, it will not prove that it is fraudulent.

I own a flat in a co-operative housing society in Mumbai. As I live in Delhi, this flat has been locked and unoccupied for many months. Recently, I received a notice from the society, demanding payment of 'non-occupancy charges' for this flat. What are these charges, and are they legal?

-Nikhil Athreya
The model bye-laws of co-operative housing societies as applicable to the state of Maharashtra contains a clear provision on levy of non-occupancy charges as per the circulars/orders of the government of Maharashtra from time to time. Under these model bye-laws, serv-

ice charges are to be paid by every member of a co-operative housing society, irrespective of whether such member is occupying his/her flat or not. The model bye-laws envisage that a member who is not occupying the flat is required to pay non-occupancy charges over and above the service charges, irrespective of whether the non-occupation is by way of keeping the flat locked or having being given on leave and licence/lease basis.

I have executed a lease deed for taking a property on lease for five years. As the term has expired, I requested the lessor to renew the lease for another five years but to no avail. How should I proceed?

-Sanjay Shastri
It is not clear whether the original lease deed contains a clause providing you the sole option for renewal of lease. If it does, you may seek redressal by filing a suit for specific performance of the renewal clause, provided you have not violated any material terms and conditions of the original lease deed.

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