

Property without a clear title will embroil siblings in legal wrangles

FAST FACT

■ GIVEN THAT EVEN THE DEAREST OF SIBLINGS FIGHT TO FINISH ON THE ISSUE OF PROPERTY, IT IS EXPECTED THAT ALL THOSE WHO HAVE LANDED PROPERTY BEQUEATH THEIR PROPERTIES WITH CLEAR AND CLEAN TITLES

AVG APARTMENT PRICES: DELHI NCR

NEW DELHI

Locality	Capital Values (₹/Sq feet)
Alaknanda	13150 to 14950
Dwarka	7550 to 8750
East of Kailash	13400 to 16300
Fateh Nagar	6300 to 7200
Geetanjali Enclave	18850 to 23400
Govindpuri	3250 to 3800
Greater Kailash Encl I	17050 to 20600
Greater Kailash Encl II	113500 to 17150
Greater Kailash I	16950 to 20500
Greater Kailash II	17750 to 21000
Greater Kailash III	19400 to 21400
Green Park	17550 to 21100
Green Park Extn	17800 to 21550
Gulmohar Enclave	13850 to 15150
Hari Nagar	5800 to 6950
Hauz Khas	17400 to 20350
Lajpat Nagar-I	10400 to 12250
Malviya Nagar	10050 to 11800
Mayur Vihar Ph-I	8700 to 10350
Mohan Garden	3100 to 3650
Moti Nagar	9900 to 11800
New Friends Colony	17100 to 20850
Pamposh Enclave	19700 to 24150
Panchsheel Enclave	20100 to 23650
Pandav Nagar	4350 to 5050
Paschim Vihar	11650 to 13900
Patparganj	8350 to 9550
Pitampura	10500 to 12100



NOIDA

Locality	Capital Values (₹/Sq feet)
Noida Ext	2100 to 2400
Sector-100	4150 to 4800
Sector-105	4450 to 5000
Sector-107	3300 to 3700
Sector-108	3650 to 4000
Sector-110	4250 to 4950
Sector-117	3300 to 3600
Sector-119	3250 to 3800
Sector-120	3550 to 4050
Sector-121	3350 to 3650
Sector-128	4900 to 6350
Sector-129	3850 to 4200
Sector-131	3800 to 4350
Sector-133	3550 to 3900
Sector-134	3150 to 3700
Sector-135	3050 to 3300
Sector-137	3350 to 3750
Sector-143	3000 to 3300
Sector-150	2750 to 3100
Sector-151	2800 to 3050
Sector-168	3650 to 4150
Sector-21	5600 to 6450
Sector-25	5400 to 6300
Sector-28	6100 to 7050

FARIDABAD

Locality	Capital Values (₹/Sq feet)
Neharpar	2300 to 2650
Sainik Colony	3850 to 4600
Sector-11	5200 to 5950
Sector-21C	5150 to 5950
Sector-49	3000 to 3500
Sector-70	1800 to 1850
Sector-75	2500 to 2850
Sector-76	2100 to 2350
Sector-78	2250 to 2600
Sector-81	2200 to 2550
Sector-82	2850 to 3200
Sector-84	2350 to 2650
Sector-86	2300 to 2800
Sector-87	2250 to 2450
Sector-88	2200 to 2550
Sector-89	2050 to 2400
Springfield Colony	3750 to 4100

GHAZIABAD

Locality	Capital Values (₹/Sq feet)
Ankur Vihar	2000 to 2300
Arthla	3100 to 3250
Crossings Rep	2150 to 2400
Govindpuram	2450 to 2700
Gyan Khand	3000 to 3350
Gyan Khand 2	3100 to 3350
Indirapuram	3300 to 4000
Kaushambi	4550 to 5200
Mohan Nagar	2950 to 3250
Neeti Khand 1	3350 to 3700
NH - 24	2000 to 2250
NH-24	2350 to 2550
NH-58	1850 to 2050
Niti Khand-Indirapuram	2950 to 3300

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BEQUEATH PROPERTY WITH CLEAR TITLE

All those who own properties must ensure that they leave behind clear titles so that their children or heirs do not suffer, says **VIVEK SHUKLA**

RL Bhatia is now a relieved man after he joined hands with a developer. At 85, Bhatia admits that with not much time left for him, he was planning to redevelop his house for the last couple of months.

Well, he is not redeveloping his property for the sake of earning some quick bucks. Generally, it is believed in the realty market that people redevelop their properties to earn big money in quick time.

Would you like to know Bhatia's reason for redeveloping his South Extension-I house? The ex-cop Bhatia says that he is well off economically and hardly needs more money for himself and his wife. His three children, two sons and one daughter, are well settled in their respective fields.

"I joined hands with a developer in order to give a share of my property to all my three kids with a clear title. The idea behind giving them property with clear titles is that they do not fight over it after I and my wife depart from this world," he says.

Sameer Jasuja, the CMD of PropEquity, says that redeveloping landed property is really very sensible thing as it gives owner enough scope to demarcate his or her property among their kids apart from the fact that they also earn a good amount of money. "For instance, if you have three kids, you can easily bequeath one floor each to your kids with clear titles. It is not easy to bequeath your one landed property to more than one kid," he says.

Realty experts say that it is wrong to believe that a large number of people sitting on properties worth a fortune in the capital redevelop their properties to earn more.

Sanjay Khanna, the director of Kailash Nath Projects Pvt Ltd, says: "Given that even the dearest of siblings fight to finish on the issue of properties, it is expected that all those who have landed property bequeath their properties with clear and clean title to their children."

"It goes without saying that if parents bequeath properties without any title dispute to their kids, they would be doing them a great service. Then they can leave this world in peace, with the comforting thought that their

kids would not fight over property that they left behind," Khanna says.

There is no denying the fact that in the absence of a clear title, apart from the siblings' fights over the property, many innocent buyers may get ensnared into legal battles later.

Alimuddin Rafi Ahmed, the MD of ILD group, says: "Before buying a piece of land, buyers must inspect whether proper approvals for development on the property, and for the building plans, have been obtained. If you are booking a flat in some project of a realty firm, then it is advisable that you thoroughly check the copies of the construction plans and layouts of the project and the buildings. It will help buyers assess the property, and also see whether it matches with the approval granted by the authorities. This will also come handy for buyers on a later date if actual construction deviates from the plan."

Neeraj Jha (name changed), a Delhi-based journalist, narrates the sad story of his own family where siblings fought for several years as the title of the property left behind by their parents was not clear. "It was very sad. I was involved in a protracted legal battle with my two brothers on the issue of dividing the family property. While we got our due share in parental property after a long haul, our relations became very sour. At the end of the day, I feel that all those owning properties must ensure that their kids do not suffer either in the absence of clear title or for any other reason."

Talking about the importance of buying housing projects without any legal issues, Gaurav Mittal, the managing director of CHD group, says that it is also a good idea for buyers to see whether banks have appraised the project for giving loans. Though not a substitute for buyers conducting their own checks, this could provide an additional level of comfort about the veracity of the builder's documentation.

One can safely say that one has to buy property with clear and clean title. And if you have to spend some money and time in this regard, you must do so. And, finally, you must bequeath your property to your legal heirs with clear title. Remember, property without a clear title will only give pain to your kids.

QUICK BITES

■ IT GOES WITHOUT SAYING THAT IF PARENTS BEQUEATH PROPERTIES WITHOUT ANY TITLE DISPUTE TO THEIR KIDS, THEY WOULD BE DOING THEM A GREAT SERVICE. THEY CAN LIVE WITH THE COMFORTING THOUGHT THAT THEIR KIDS WOULD NOT FIGHT OVER PROPERTY THAT THEY WILL ONE DAY LEAVE BEHIND

GURGAON

Locality	Capital Values (₹/Sq feet)	Locality	Capital Values (₹/Sq feet)
Ardee City	5100 to 6050	Sector-30	9100 to 10450
Dharuhera	1850 to 2050	Sector-31	9400 to 10300
Dif City Phase I	7300 to 7850	Sector-33	5700 to 6200
IMT Manesar	3100 to 3550	Sector-37C	3250 to 3550
M G Road	9900 to 11250	Sector-37D	3400 to 3800
Malibu Town	5550 to 6450	Sector-39	5650 to 6100
Manesar	3100 to 3550	Sector-43	6200 to 7250
NH-8	3400 to 3850	Sector-45	5250 to 5750
Orchid Petal	6300 to 6800	Sector-47	5650 to 6750
Palam Vihar	5800 to 6500	Sector-48	6000 to 6650
Sector 72	6050 to 6900	Sector-49	6350 to 7000
Sector-103	3100 to 3450	Sector-51	4900 to 5850
Sector-109	3850 to 4550	Sector-52	5100 to 6000
Sector-112	3550 to 3900	Sector-54	6100 to 7850
Sector-15	6550 to 7500	Sector-55	5200 to 5750
Sector-15-II	5850 to 6800	Sector-56	5200 to 5950
Sector-22	8650 to 9900	Sector-57	5450 to 6050

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