



# RUDRA

Weekly Realty Digital Magazine

## Resale Property Market in Full Swing in Noida on Account of Metro Extension,



Lease deeds, Power of Attorney to be compulsory under new bill



- Palace Heights Referral Scheme
- Palace height : Near Break Speed

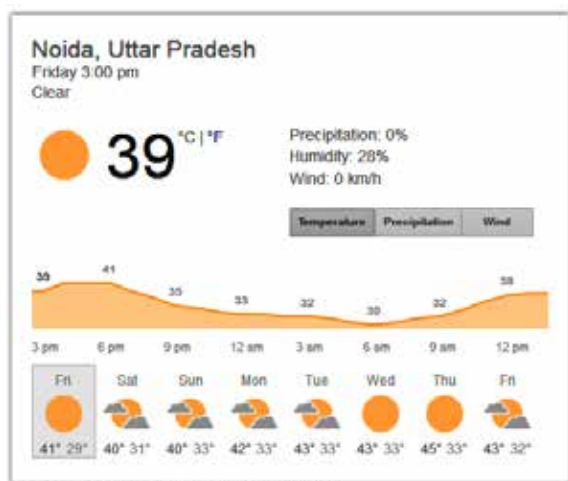
# Cover Story 6-7



## Guru Gyan



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# Lease Deeds, Power of Attorney to be Compulsory Under New Bill



New Delhi: A bill to amend the century old Registration Act to help check the loss of revenue to the state seeks to make registration of lease deeds of immovable properties and Power of Attorney compulsory irrespective of their term.

The Bill also makes it mandatory for every person presenting the document at the registration office to affix his passport size photograph and get photographed by a digital camera on the document.

The Registration (Amendment) Bill, 2013, to further amend the Registration Bill, 1908, introduced in the Rajya Sabha today by Rural Development Minister Jairam Ramesh, also seeks to make provisions for the recovery of deficit registration fee and refund of excess fee.

It also provides that Wills or authority to adopt a Will and any document notified by the state government may be registered at the option of the parties.

The Bill also provides that immovable property can be registered only in the

state in which it is actually located, but the Central or State government can allow a particular document to be registered in any registration office.

The Bill also includes a new section which prohibits the registration of certain documents relating to transaction which is prohibited by any central or state act, besides prohibiting registration of any document which is likely to affect the accrued interest

The Rural Development Ministry's Bill has been brought in after incorporating the recommendations of a Committee headed by Secretary, Department of Land Resources to suggest amendments to the Registration Act, 1908.

As the century-old Act had many lacunae whereby many exploited its provisions by not getting their lease deeds below one year for their immovable property registered, thus



in immovable properties of central or state government, local bodies and other properties as may be notified by state government.

causing revenue loss to the state. ■

Sources : [http://zeenews.india.com/business/realestate/latest-news/lease-deeds-power-of-attorney-to-be-compulsory-under-new-bill\\_81592.html](http://zeenews.india.com/business/realestate/latest-news/lease-deeds-power-of-attorney-to-be-compulsory-under-new-bill_81592.html)



# RUDRA PALACE HEIGHTS

1/2/3/4 BHK Apartments | GH-02B, Sec.1, Greater Noida (West)

Few Flats left | Sizes 1405, 1540, 2285 | All inclusive ₹3600/Sq.ft.

## Towers



MAHARANI PADMINI  
(1220 - 1303 CE)



RANI LAKSHMIBAI  
(19 November 1828 - 18 June 1858)



RANI JIJABAI  
(JANUARY 12, 1598 - JUNE 17, 1674)



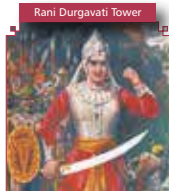
RANI AHILYA BAI HOLKER  
(31 May 1725 - 13 August 1795)



RANI SHAKUNTALA  
(Immortal)



MAHARANI KAUSALYA  
(Immortal)



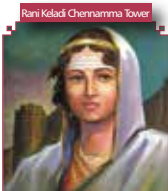
RANI DURGA VATI  
(October 5, 1524 - June 24, 1564)



RANI PADMAVATI  
(280 BCE)



RANI KITTUR CHENNAMMA  
(October 23, 1778 - February 21, 1829)



RANI KELADI CHENNAMMA  
(1671-1696)



RANI NOOR JAHAN CLUB  
(1577 CE)



Anarkali

## Additional Features for Palace living Landscape

- |                  |                 |                        |
|------------------|-----------------|------------------------|
| a. Entrance Gate | d. Tot lots     | g. Theme based gardens |
| b. Landscape     | e. Play Court   | h. Basket ball court   |
| c. Cycling Track | f. Amphitheater | i. Badminton court     |

Credit of ₹1,00,000 waiting for you. Just introduce a new flat owner to us.



### TERMS AND CONDITIONS;

- 1) Effective 1.04.2013
- 2) Rs 100,000/- will be credited to your account on receipt of 30% of the total cost of signing of BBA whichever occurs later. Cannot be passed to any outsider and not transferable to other member under an affidavit.
- 3) Valid till 30.09.2013
- 4) More than one reference booking is permissible, Please ask for another Rudra lakh Rupee Note encashable under same terms & conditions.
- 5) Each currency note will have a unique number which will be same as be same as flat number.
- 6) In case of additional request for note number it will be having suffix of alphabet A,B,C,D.
- 7) Encased and pending record to be maintained against flat owners data.
- 8) Reference will be established with a submission of affidavit.

# 9560895660 / 61 / 62 / 63 / 64 | SMS "RAC" to 57575 | rbd@rudrabuildwell.com

# Palace height : Near Break Speed





# Resale Property Market on Account of M

On account of metro extension and high-end projects, parts of Noida are witnessing a steep rise in its resale house property market, especially in sectors 74, 75, 76, 78 and 79. These locations have witnessed a rise of around 15 per cent in resale property prices while its actual price is around 10-15 per cent lesser than the house properties falling in the ongoing high-end projects.

Sanjeev  
Srivastava,  
MD, Assotech

said, "In Noida, there are some specific sectors, especially Sector 74, 78 and 79 which is turning out as a hub for the resale real estate property. Reason behind this is the late completion of the ongoing projects and high priced high-end projects in pipeline are giving impetus to the existing

residential property's prices." However, Srivastava said that Noida sector 75, 76 and 77 are also witnessing a rise of resale property market of around 10 to 15 per cent in last six months because these sectors are situated in proximity of the

at Rs 2,500 to Rs 2,600 per square feet price. Today, these flats are priced at Rs 5,000 per square feet or even above that. Therefore, the investor is in mood to book profit and hence the resale market has got momentum in the last



proposed metro link in Noida and also well connected to NH-24 and Greater Noida West. Muzaffar Zia, director, sixmybrix.com said, "Actually, the units which are available for sale in the sectors 74 to 79 are basically pre-occupied by the investors who booked their units at the time of launch

few months." Zia further added that high-end projects (Meghdootam, Sports City etc.) proposed in the vicinity of the sector 74 to 79, better infrastructure and proper connectivity are also reasons for rise in the resale property market.

"Sector 74 to 79 is well

# Real Estate In full swing in Noida Metro Extension

connected with the Noida expressway which is less than 1.5 kms away from sector 74. Apart from this, the high-end projects, which is near to sector 79 is priced at around Rs 8,000 per square feet and

said that lack of two BHK flats in new projects is also a reason for boost in resale property market in Noida 74 to 79.

Sivang Dhaka, MD, Realty Launch said, "Basically, the resale properties available

Basically, the resale units are being sold by the conservative investors (50 plus and less than 60 years of age group). "These investors are booking partial profits as they want to play safe and trying to



the units available there are big. Hence, the end amount that a buyer needs to pay is around Rs 1 crore to Rs 1.5 crore.

However, in sector 74 to 79, there is availability of two BHK flats which would cost in the range of Rs 50 lakh to Rs 60 lakh, depending on its size." Zia

in Noida Sector 74 to 79 are brand new. These are units which were launched two to three years back and now the projects are nearing completion."

Dhaka said that generally, when a residential project is launched, around 30 per cent to 35 per cent units are booked by investors.

relocate their investment in the sports city in Noida 79. Because, sector 74 and 79 has witnessed around 25 per cent boom in the resale property market," said Dhaka.

Compiled by Vibhor Kumar



Type of Flat	Particulars	Saleable Area (Sq. ft.)	Price@3500* per sq ft (All Inclusive)
Type-2	2 Bedroom + 2 Toilets + Kitchen + Balconies	1055	3692500
Type-2	2 Bedroom + 2 Toilets + Kitchen + Balconies + Study	1227	4294500
Type-3	3 Bedroom + 2 Toilets + Kitchen + Balconies	1450	5075000

Includes one Covered Car Parking, Lease Rent, Interest Free Maintenance Security, Club Membership, External Electrification Charges, Fire Fighting Charges, 1 KVA power back up.

No hidden or additional cost.

### FLOOR PLC

Additional ₹20 per floor for below 10 floor, minus ₹20 per floor for above 10 floor

### PAYMENT SCHEDULE - CLP

(% of Total Cost)

On Application for Booking	10% of the cost
Within 30 Days of Booking	10% of the cost
On Start of Excavation	10% of the cost
On Start of Raft Casting	10% of the cost
On Start of 2nd Floor Slab	8% of the cost
On Start of 5th Floor Slab	8% of the cost
On Start of 8th Floor Slab	8% of the cost
On Start of 12th Floor Slab	8% of the cost
On Start of 15th Floor Slab	8% of the cost
On Start of Top Floor Slab	8% of the cost
On Starting of External Plaster	7% of the cost
On Notice for Possession	5% of the cost

### \* On 10th Floor

#### Terms & Conditions:

- The prices are subject to change without any prior notice at the sole discretion of the Company.
- The term Area wherever mentioned refers to the Super Built up Area, which includes covered areas plus proportionate share of common areas such as staircase, passages, community space, lift facilities, munties etc.
- Plans, Layouts, Sizes, and Specifications are subject to change/ modifications as may be decided by the company/ architect or any other competent authority.
- Registration, stamp duty charges and/ or any other taxes as per chargeable as per Government norms.
- Service Tax as applicable shall be levied extra as per the prevailing rates changed from time to time.
- The company and its agents do not endorse any kind of credit notes.
- In case the cheque given against the booking amount bounced, the equal amount has to be paid by the customer within 03 working days only through DD/ RTGS/ Cash with cheque bouncing charges of Rs.500 or 1% of value of cheque whichever is higher, failing to do so the booking shall stand cancelled and the customer shall be left with no rights, claims or interest of any kind in the proposed unit.
- All dispute shall be subject to the provision of arbitration and cancellation Act, 1996 as amended from time to time and the appointment of arbitrator in any such case shall be the sole authority of the Promoters.



# Deduction in Respect of Interest on Loan Taken for Residential House Property W.e.f.1-4-2014



**80EE.** (1) *In computing the total income of an assessee, being an individual, there shall be deducted, in accordance with and subject to the provisions of this section, interest payable on loan taken by him from any financial institution for the purpose of acquisition of a residential house property.*

(2) *The deduction under sub-section (1) shall not exceed one lakh rupees and shall be allowed in computing the total income of the individual for the assessment year beginning on the 1st day of April, 2014 and in a case where the interest payable for the previous year relevant to the said assessment year is less than one lakh rupees, the balance amount shall be allowed in the assessment year beginning on the 1st day of April, 2015.*

(3) *The deduction under sub-section (1) shall be subject to the following conditions, namely:—*

- (i) *the loan has been sanctioned by the financial institution during the period beginning on the 1st day of April, 2013 and ending on the 31st day of March, 2014;*
- (ii) *the amount of loan sanctioned for acquisition of the residential house property does not exceed twenty-five lakh rupees;*
- (iii) *the value of the residential house property does not exceed forty lakh rupees;*
- (iv) *the assessee does not own any residential house property on the date of sanction of the loan.*

(4) *Where a deduction under this section is allowed for any interest referred to in sub-section (1), deduction shall not be allowed in respect of such interest under any other provisions of the Act for the same or any other assessment year.*



Compiled by  
CA, Neeru Bajaj



**Parveen Kumar, honored with 2 Medals in the Mix Martial Art National Championship held in Greater Noida**

## मार्शल आर्ट चैंपियनशिप में जीते चार मेडल



ग्रेनो के खिलाड़ियों ने 2 गोल्ड, एक सिल्वर और एक ब्रॉन्ज मेडल जीता है

एनबीटी न्यूज ॥ ग्रेटर नोएडा : मिक्स मार्शल आर्ट नेशनल चैंपियनशिप में ग्रेटर नोएडा के खिलाड़ियों ने 2 गोल्ड, एक सिल्वर और एक ब्रॉन्ज मेडल जीता है। मेडल जीतने पर स्कूल प्रबंधकों और परिजनो ने खिलाड़ियों को बधाई देकर उन्हें सम्मानित करने का ऐलान किया है।

गाजियाबाद के संजय नगर स्थित भगीरथ पब्लिक स्कूल में 27 से 29 जुलाई तक स्पोर्ट्स नेशनल चैंपियनशिप आयोजित की गई थी। इसमें एसडी इंटर कॉलेज के 12वीं के स्टूडेंट प्रवीण कुमार ने 51-55 वेट कैटेगरी में गोल्ड मेडल जीता

है। इसके साथ ही प्रवीण ने लगातार दूसरे साल बेस्ट फाइटर का खिताब हासिल किया है। पल्ला गांव के शैलेश भाटी ने 56-60 वेट कैटेगरी में गोल्ड जीता है। शैलेश अंशु पब्लिक स्कूल में 10वीं में पढ़ते हैं। कोच रविंद्र खत्री ने बेहतरीन प्रदर्शन करने पर उन्हें बधाई दी है। वहीं, ब्लू डायमंड स्कूल के 10वीं के स्टूडेंट पंकज ने 45-50 वेट कैटेगरी में हिस्सा लेकर सिल्वर मेडल और बीएएमएस अकैडमी स्कूल में 8वीं का स्टूडेंट अजय नागर ने 40-45 वेट कैटेगरी में ब्रॉन्ज मेडल हासिल किया है।

Rudrakshar II Noida: Parveen Kumar, 18, honored with 2 Medals in the Mix Martial Art National Championship held in Greater Noida. A small town boy hailing from Kuri Khera, G.B Nagar, started taking keen interest in this particular sport sinnce early childhood days. 12th Standard student in Sri Dayanand College, said," It is the most stressfull time of your life and it is the most fun time, as long as you are involved in some sports".

Pawan Kumar( who is working in Rudra Buildwell) said, " He is very spirited boy and is liked by us all. He was enthusiastic about Martial Arts ever since his childhood, & I have always supported him in every move.



## Chennai Express Smashes More Records, Makes Fastest 100 Crore

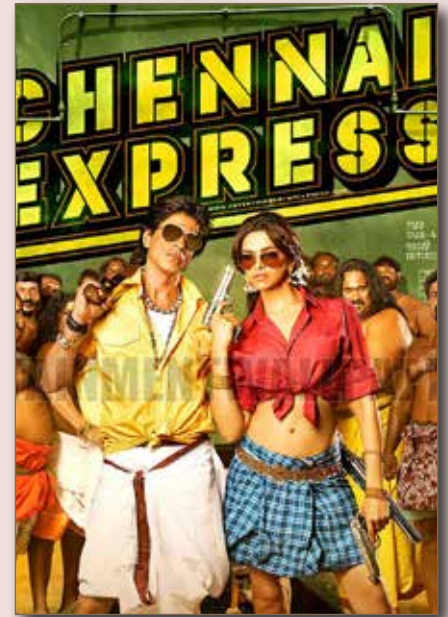
Rohit Shetty's latest directorial venture Chennai Express is all out to smash records. The Shah Rukh Khan, Deepika Padukone-starrer has already made an average collection of Rs. 100 crore, the fastest entry to the club. Earlier, Salman Khan-starrer Ek Tha Tiger collections crossed Rs. 100 crore in six days.

Chennai Express averaged Rs. 28.05 crore on Saturday and Rs. 32.50 crore on Sunday at the ticket windows.

The film earned Rs. 6.75 crore from paid previews on Thursday and collected around Rs. 33.12 crore on the opening day, making a total of Rs. 100.42 crore.

The overseas earnings of the film are estimated at a total of Rs. 45 crore over the weekend.

"We have received an overwhelming response from all quarters and the film is being loved by everyone. Though CE is playing in highest number of screens for any film, we still ran out of capacity in most locations due to this huge demand at the box office", says Gaurav Verma, Director - India theatrical distribution, Studios, Disney UTV.



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## M.S. DHONI TO PROMOTE ENGLISH PREMIER LEAGUE IN INDIA

Mahendra Singh Dhoni has been roped in as a brand ambassador to promote the English Premier League (EPL) on STAR Sports.

"A keen soccer enthusiast and a Manchester United fan, MS Dhoni will invite all sports fans to 'Join the Game' in a clutter breaking integrated marketing campaign which will be launched early next week. The campaign will have a strong on-air and digital media thrust," the channel said in a release.

The campaign will portray Dhoni as an ardent soccer fan and will showcase how the cricketer is always glued to the television set, watching EPL every weekend while his close ones run around searching for him.

"I am an avid EPL fan and I just played out a real situation in front of the camera. If I am not busy with cricket, I am always busy with EPL during week-ends. Soccer is extremely exciting and very close to my heart. I was a goal keeper during my school days. Even today, I play soccer as a warm up game ahead of key cricket matches," said Dhoni.

"I feel that Indian sports fans should consume different types of sports. I want them to be passionate about cricket as they are, but at the same time one needs to give healthy respect for other disciplines as well."

"This STAR Sports initiative to provide soccer commentary now in Hindi will go a long way in making soccer exciting to watch and comprehend for new audiences across the nation. Similar efforts should be done to promote other sports as well," he added.

Star Sports has taken a number of initiatives this year to capture the ever-increasing football lover youth community of the country. Earlier they had announced that apart from the regular English commentary, Hindi commentary will also be available for the first time for over 100 live matches across the season.





# Rudra Participati



# on at CA UTSAV





# Catching up the Trend

**The grand success of monsoon offer for aquacasa is the new trend at Noida Extension:**

