



2007

first quarter report

[www.propertyvertical.com](http://www.propertyvertical.com)



## Welcome

Keeping the legacy of the Quarter Reports, PropertyVertical has come out with First Quarter Report for the year 2007 for its readers and valued clients. This year we have been more elaborate and comprehensive covering the rural areas in Chandigarh along with the suburbs.

The authenticity of the data is maintained which is sourced from the Estate Office, Chandigarh and to give it a complete perspective, it is evaluated on the grounds of current market scenario for the relevant periods.

This First Quarter Report '07 will be followed by the Second, Third and Fourth quarters in the coming month giving all-inclusive analysis and update for the whole year.

## Contents

Introduction.....	3
Government or Collector rates .....	4
<b>Chandigarh Real Estate Analysis</b>	
No and type of deeds registered in Chandigarh .....	5
Number of deeds vis- a -vis the location in Chandigarh .....	6
Variations in the property area with respect to the registered amount in Chandigarh .....	7
Number of Properties registered vis- a -vis property area .....	8
No. of properties sold vis-à-vis the area of property in Chandigarh .....	9-16
The variations in the registered amount with the same residential property area in Chandigarh .....	17- 19
Variations in the registered amount within same sectors in Chandigarh .....	20-21
<b>Sub-urban Real Estate Market Analysis</b>	
Sub-urban market comparison .....	22-23
<b>Rural Real Estate Analysis</b>	
Rural areas real estate market comparison .....	24-29
Chandigarh rural map .....	30
Summary .....	31
Conclusion .....	32

Ritu Sharma  
Research Analyst

Vipin Sharma  
General Manager



## Introduction

Chandigarh has been the focus and much sought after destination for the real estate developers. In the last one year the area has witnessed almost all the major developers establishing their projects in close vicinity and sub-urban areas of Chandigarh like Kharar, Zirakpur, Dera Bassi, Baddi including a few in Chandigarh tri city itself, i.e. Mohali and Panchkula.

No matter what is the open market scenario of residential real estate, the prices of these projects have increased since their pre-launch. Going by the huge figures, high prices and less demand of flats/apartments offered by the developers, there are chances of the inventory to rise in this region. The reasons attributed to less demand of the flats offered by the developers can be exorbitant rates, increased home loan rates, developers yet to prove their credibility and win over investors' and the authority's confidence those yet seeking the approvals.

Residential real estate prices in Chandigarh tri city including the suburbs like Kharar and Zirakpur have declined in the 1st quarter months of year 2007 as compared to the previous quarter. In the last one year, there has been a slump in the real estate market. The residential rates being at the peak in the same quarter previous year have dropped since then rather than further moving northwards.

The registration charges are expected to increase from Rs 19,200 per sq yard for residential plot to somewhere Rs 25,000 per sq yard which is 6% of the registered amount (for sale deed) whereas registration charges for gift deed is only 1%. With it the value of construction is also expected to increase which at present is Rs 450 per sq feet for new construction and Rs 200 per sq feet for old construction.

Keeping in view the movement of sale-purchase, the areas that were active were around Chandigarh and not the city itself due to very restricted supply, unaffordable due to very high rates and limited options. Thus the highest selling was in the periphery areas like Zirakpur then Kharar, Mohali and Chandigarh the least. The maximum demand going by the trend is always for 6-12 marla residential plot/house.

The residential property rates in Chandigarh tri city have depreciated since last one year. For instance, the rate for 250 sq yard or 10 marla residential plot in Chandigarh was Rs. 90,000/ sq yard in January-March 2006, decreased to Rs. 70,000/ sq yard in the same quarter in 2007. The same scenario was in the suburban areas like Mohali, Panchkula, Kharar and Zirakpur. The depreciation in the rates was 5% to 45% in the last one year.

**I) Government rates for plots:**

The government rates (collector rates) fixed for residential properties in Chandigarh is Rs 19,200/ sq. yards whereas in the rural areas these are as follows:

**Urban Areas:**

Location	Property Type	Rate
Chandigarh	Residential	Rs.19,200/- per sq yards

**Floor-wise rates in Chandigarh Housing Board Flats:**

	Floor wise rates
Housing Board Flats	Rs.19,200/- per sq. yds. (Independent)
	Rs.7,200/- per sq. yds.(Ground Floor)
	Rs.5,600/- per sq. yds.(1st Floor)
	Rs.4,000/- per sq. yds.(2nd Floor)
	Rs.2,400/- per sq. yds.(3rd Floor)

**Rural Areas:**

Location	Property Type	Rate
Attawa, Badheri, Buterla, Burail and Manimajra	Residential Area Abadi Dehi and Extended Abadi	(1) Rs.72,000/- per Marla (2) Rs.2,400/- per Sq. Yds
In other Villages of U.T., Chandigarh	Residential Area Abadi Dehi and Extended Abadi	(1) Rs.48,000/- per Marla (2) Rs.1,600/- per Sq. Yds

**II) Government rates for value of construction:**

**For the calculation of value of constructive/covered area per sq. ft. the following criteria is fixed for charging stamp duty:**

**For Urban Area Only**

1. Less than 10 years old Rs.450/- per sq. ft
2. 10 or more than 10 year old Rs.200/- per sq. ft.

**For Rural Area Only**

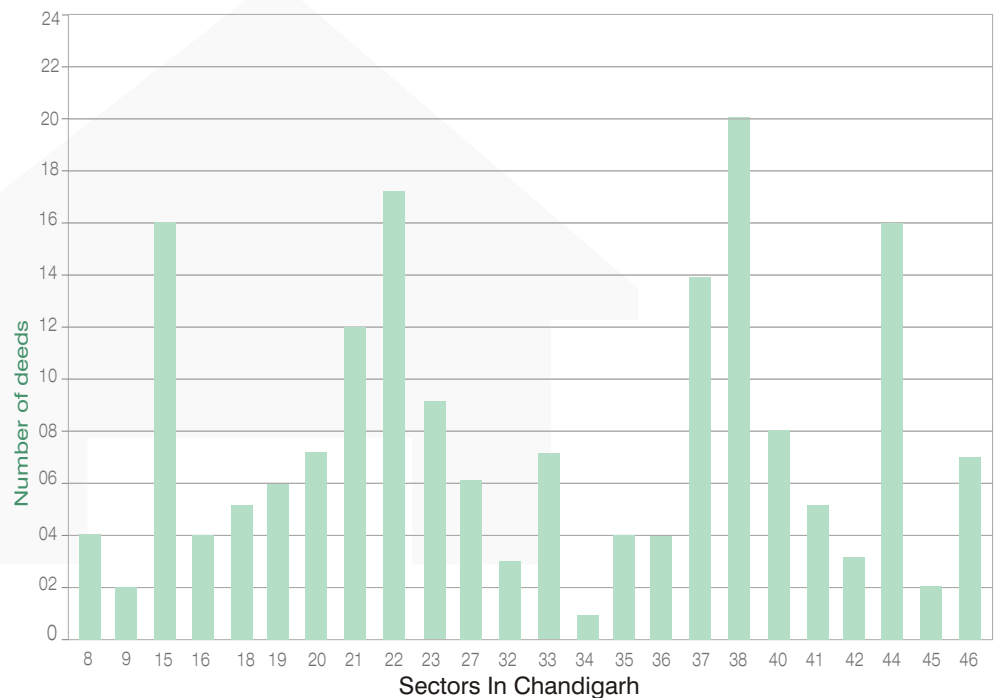
1. Kacha House/Girder & Batten Roof House Rs.50/- per sq. ft
2. RCC House:
  - Rs.100/- per sq. ft (10 or more than 10 years old)
  - Rs.200/- per sq. ft (Less than 10 years old)



### Number and types of deeds registered in Chandigarh:

#### Number of Deeds vis-à-vis the sectors:

Sectors	Number of deeds
Sectors 8	4
Sectors 9	2
Sectors 15	16
Sectors 16	4
Sectors 18	5
Sectors 19	6
Sectors 20	7
Sectors 21	12
Sectors 22	17
Sectors 23	9
Sectors 27	6
Sectors 32	3
Sectors 33	7
Sectors 34	1
Sectors 35	4
Sectors 36	4
Sectors 37	14
Sectors 38	20
Sectors 40	8
Sectors 41	5
Sectors 42	3
Sectors 44	16
Sectors 45	2
Sectors 46	7

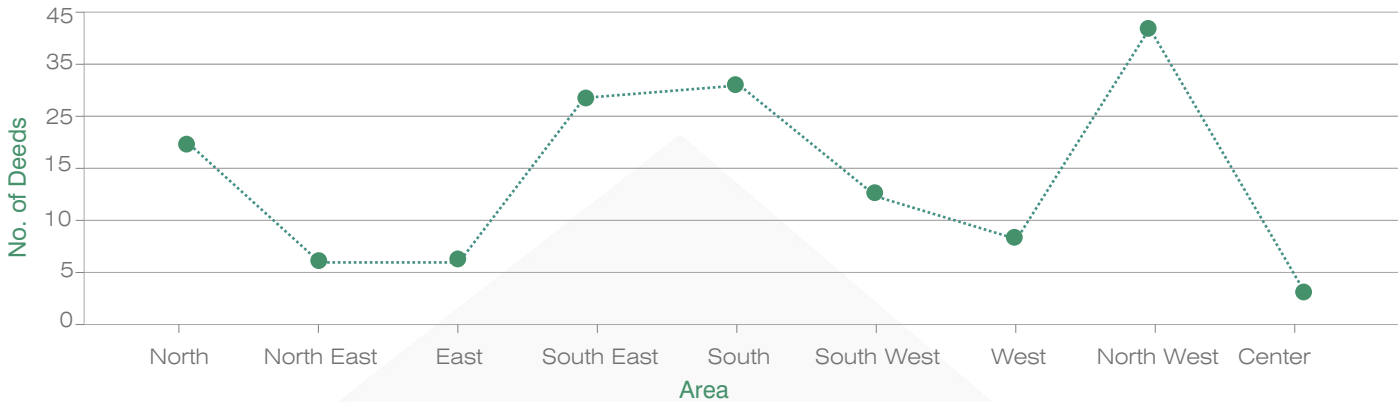


- The highest number of sale-purchase of residential properties was in sector 38.
- The reason attributed to this is the higher degree of availability of residential property in the form of plot, house as well as Chandigarh housing board flats which are in sectors 38 and 40 till sector 55. Along with this, co-operative flats which are the newly built ones are also available in sectors 48 onwards. Thus offering numerous options at cheaper rates compared to the main sectors in Chandigarh.
- Sector 38 was followed by sector 22, 15 and 44. The reasons for this higher activity of sale-purchase in sectors 22 and 15 are:
  - i) These sectors offer a greater quantity of residential houses of 8-12 marlas and demand for this bracket of residential properties is the maximum which has been proved by the highest number of registries registered in the Estate Office for this category.
  - ii) These sectors being the central ones, generate more demand as compared to the far-off sectors.



### Number of Deeds vis-à-vis the location

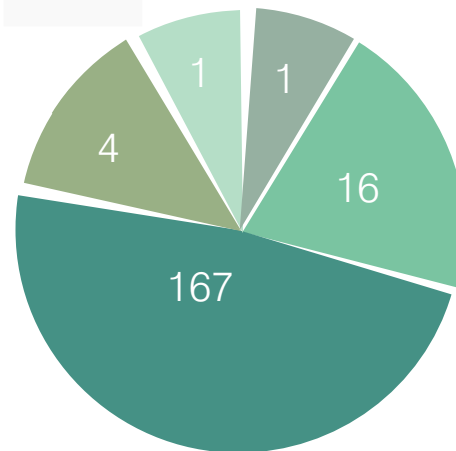
Area	North	North East	East	South East	South	South West	West	North West	Center
No. of Deeds	20	6	6	27	28	12	8	43	4



- The maximum number of deeds i.e. 43 were registered in the north west sectors that includes sector 23, 24, 25, 37 and 38. The reasons attributed to this are cheaper property rates as compared to other central and main sectors.
- The southern sectors covering 34, 44, 45, 46, 47, 48, 49, 50 and 51 also reported to have a considerable number; 28, of deeds registered. These sectors are towards Mohali. For this record, the reason is more availability and options in the form of plots, houses and flats; both Chandigarh housing board and co-operative societies.

### Types of Deeds:

Sale deeds :	167
Gift Deed :	16
DoC(Deed of Conveyance) :	4
Exchange deed :	1
Transfer deed :	1



- The maximum number of deed registered was the sale deed which was 167. This signifies certain characteristics of the open market real estate dealings:
  - sale deed is the only instrument for 100% assurance of property transfer
  - sale deed is the basis of sale-purchase real estate
  - open sale purchase has been noticed in the market not in blood relations as very less gift deeds were recorded as per family transfers etc.

### Variations in the property area with respect to the registered amount in Chandigarh:

Registered Amount (lakhs, INR)	Area (sq yards)		
	Minimum	Maximum	Average
0 to 2	128	169	148.5
2 to 4	122	1000.3	561.15
4 to 6	121	198	159.5
6 to 8	122	1800	961
8 to 10	122	528	325
10 to 12	58	689	373.5
12 to 14	122	1014	568
14 to 16	169	198	183.5
16 to 18	192	253	222.5
18 to 20	250	253	251.5
20 to 22	250	198	224
22 to 24	253	-	-
24 to 26	127	295	211
26 to 28	124	286	205
28 to 30	183	275	229
30 to 32	122	-	-
-	-	-	-
34 to 36	169	-	-
36 to 38	169	253	211
38 to 40	187	-	-
40 to 42	192	253	222.5
42 to 44	169	203	-
-	-	-	-
48 to 50	169	253	211
50 to 52	250	1138	694
-	-	-	-
54 to 56	249	528	388.5
56 to 58	242	-	-
58 to 60	253	500	376.5
-	-	-	-
62 to 64	250	300	275
64 to 66	257	280	268.5
-	-	-	-
68 to 70	58	257	157.5
-	-	-	-
74 to 76	500	726	613
-	-	-	-
94 to 96	500	-	-
-	-	-	-
110-112	475	500	487.5
-	-	-	-
120-122	505	1000	752.5
-	-	-	-
218 to 220	1001	-	-
-	-	-	-
224 to 226	1001	-	-
-	-	-	-
294 to 296	528	-	-

The highest average area was 961 sq yards in the registered rate category of Rs 6-8 lakhs. This average area was calculated taking the minimum area of 122 sq yards and the maximum of 1800 sq yards. This huge difference in the area range proves that irrespective of the property area, registries are done at the minimum possible registered amount in an attempt to evade registry charges which are 6% (for sale deed) on the registered amount.

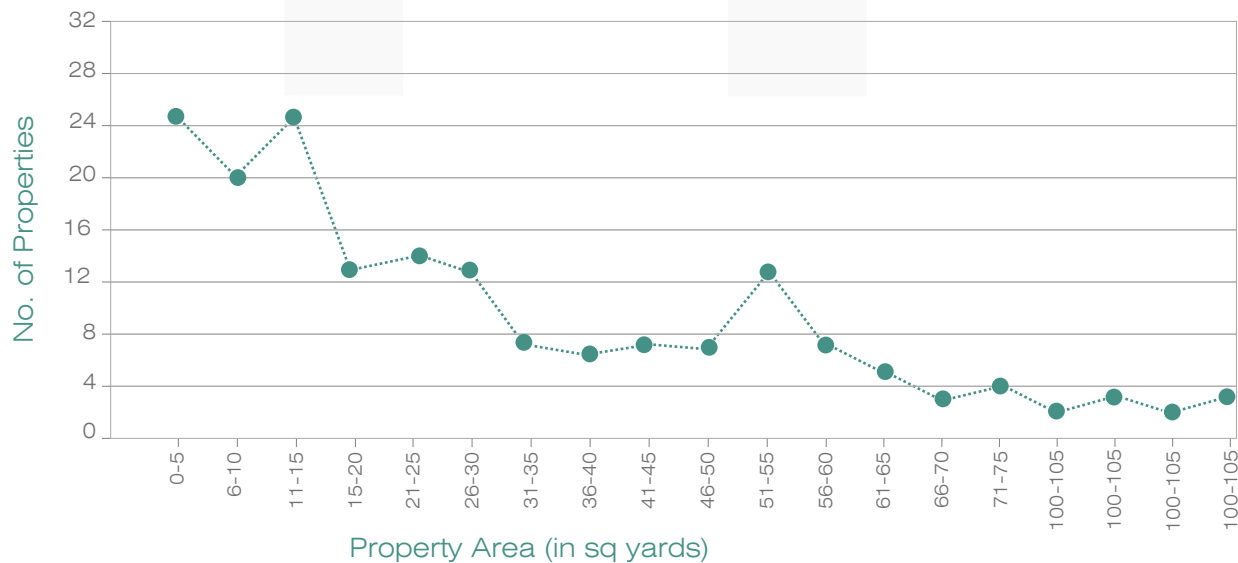


### Number of Properties registered vis-à-vis property area:



- Even the Estate Office data records authenticate the fact that the demand for 6-12 marlas residential property is the highest as the sale-purchase was reported to be the maximum in this area bracket.
- Moving further with the area, there is a jump to 20 marlas or 1 kanal.
- This proves that property with smaller area has more movement and more resale rather than property with bigger area.

### No. Of property sold vis a vis the registered amount in Chandigarh:



- The highest number of sale-purchase of residential properties was between the registered amount of Rs 1 to 15 lakhs and the lowest number in the bracket of Rs 120-125 lakhs. This proves that there is a trend of registry at the lowest registered amount as lesser registry amount will attract lower registry charges thus, the buyer paying the least for the sale deeds to be registered with the Estate Office.
- Also, smaller property area have been registered more frequently than with the larger ones, owing to the fact that smaller property, lesser rate and thus more movement as compared to the larger properties.



**No. of properties sold vis-à-vis the area of property in Chandigarh:****Chandigarh Market Comparison (50-75 sq yards)**

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
58 sq yards	19,200	11,13,600	31,90,000	66,816	1,00,000
58 sq yards	19,200	11,13,600	31,90,000	66,816	12,00,000
58 sq yards	19,200	11,13,600	31,90,000	66,816	7,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 50-75 sq yards.i.e 2 marlas and 3 marlas.

**Chandigarh Market Comparison (100-125 sq yards)**

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
121.92	19,200	23,40,864	67,05,600	1,40,452	3,07,303
121.92	19,200	23,40,864	67,05,600	1,40,452	5,00,000
121.92	19,200	23,40,864	67,05,600	1,40,452	6,00,000
121.92	19,200	23,40,864	67,05,600	1,40,452	7,00,000
121.92	19,200	23,40,864	67,05,600	1,40,452	8,00,000
121.92	19,200	23,40,864	67,05,600	1,40,452	8,00,000
121.92	19,200	23,40,864	67,05,600	1,40,452	8,40,000
121.92	19,200	23,40,864	67,05,600	1,40,452	13,50,000
121.92	19,200	23,40,864	67,05,600	1,40,452	27,11,936
124	19,200	23,80,800	68,20,000	1,42,848	31,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 100-125 sq yards.i.e 4 marlas and 5 marlas.

**Chandigarh Market Comparison (125-150 sq yards)**

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
126.204	19,200	2,42,3117	69,41,220	1,45,387	24,34,495
126.75	19,200	2,43,3600	69,71,250	1,46,016	13,65,000
126.75	19,200	2,43,3600	69,71,250	1,46,016	13,65,000
126.75	19,200	2,43,3600	69,71,250	1,46,016	24,33,600
128.38	19,200	2,46,4896	70,60,900	1,47,894	28,400
128.4	19,200	2,46,5280	70,62,000	1,47,917	10,00,000
129.168	19,200	2,48,0026	71,04,240	1,48,802	4,60,000
129.168	19,200	2,48,0026	71,04,240	1,48,802	27,00,000
131.03	19,200	2,51,5776	72,06,650	1,50,947	57,200
133.3	19,200	2,55,9360	73,31,550	1,53,562	6,00,000
150	19,200	2,88,0000	82,50,000	1,72,800	2,00,200

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 125-150 sq yards.i.e 5 marlas and 6 marlas.



## Chandigarh Market Comparison (150-175 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
151.67	19,200	29,12,064	83,41,850	1,74,724	11,40,000
151.67	19,200	29,12,064	83,41,850	1,74,724	27,30,600
169	19,200	32,44,800	92,95,000	1,94,688	50,00,000
169	19,200	32,44,800	92,95,000	1,94,688	50,70,000
169	19,200	32,44,800	92,95,000	1,94,688	62,50,000
169	19,200	32,44,800	92,95,000	1,94,688	17,50,000
169	19,200	32,44,800	92,95,000	1,94,688	12,00,000
169	19,200	32,44,800	92,95,000	1,94,688	17,51,000
169	19,200	32,44,800	92,95,000	1,94,688	19,80,000
169	19,200	32,44,800	92,95,000	1,94,688	24,00,000
169	19,200	32,44,800	92,95,000	1,94,688	24,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 150-175 sq yards.i.e 6 marlas and 7 marlas.

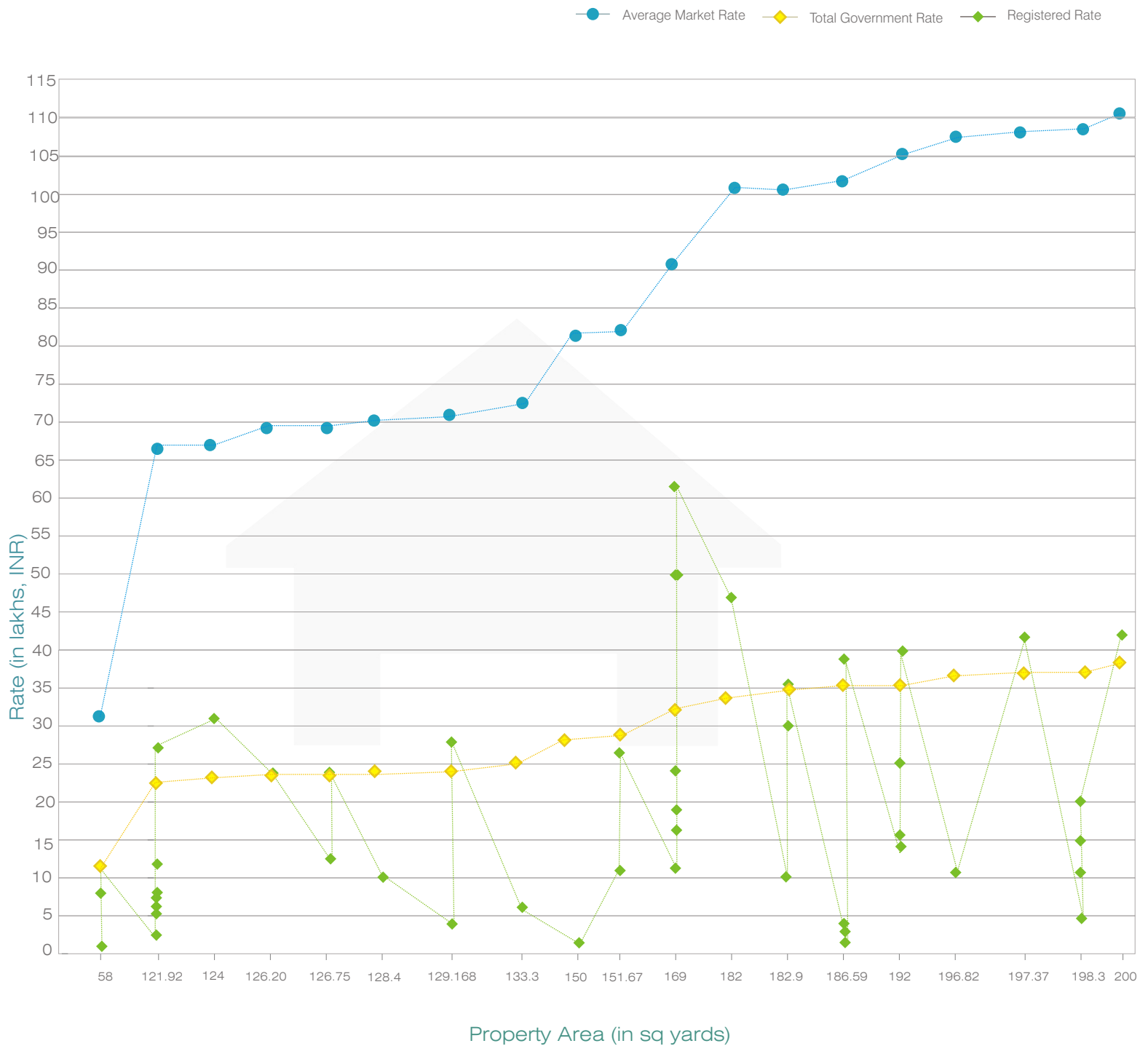
## Chandigarh Market Comparison (175-200 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
182	19,200	34,94,400	1,00,10,000	2,09,664	47,81,435
182.9	19,200	35,11,680	1,00,59,500	2,10,700	10,05,000
182.9	19,200	35,11,680	1,00,59,500	2,10,700	30,00,000
182.9	19,200	35,11,680	1,00,59,500	2,10,700	30,00,000
182.9	19,200	35,11,680	1,00,59,500	2,10,700	36,50,000
186.59	19,200	35,82,528	1,02,62,450	2,14,952	2,30,000
186.59	19,200	35,82,528	1,02,62,450	2,14,952	3,00,000
186.59	19,200	35,82,528	1,02,62,450	2,14,952	4,50,000
186.59	19,200	35,82,528	1,02,62,450	2,14,952	39,80,528
192	19,200	36,86,400	1,05,60,000	2,21,184	14,00,000
192	19,200	36,86,400	1,05,60,000	2,21,184	16,64,160
192	19,200	36,86,400	1,05,60,000	2,21,184	25,00,000
192	19,200	36,86,400	1,05,60,000	2,21,184	40,99,200
196.82	19,200	37,78,944	1,08,25,100	2,26,737	11,55,375
197.37	19,200	37,89,504	1,08,55,350	2,27,370	42,98,928
198.3	19,200	38,07,360	1,09,06,500	2,28,442	5,40,000
198.3	19,200	38,07,360	1,09,06,500	2,28,442	11,50,000
198.3	19,200	38,07,360	1,09,06,500	2,28,442	15,00,000
198.3	19,200	38,07,360	1,09,06,500	2,28,442	20,96,568
200	19,200	38,40,000	1,10,00,000	2,30,400	42,24,480

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 175-200 sq yards.i.e 7 marlas and 8 marlas.



### Chandigarh Market Comparison (50-200 sq yards)





## Chandigarh Market Comparison (200-225 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	RateRegistered Amount
201.43	19,200	38,67,456	1,41,00,100	2,32,047	3,50,000
204.83	19,200	39,32,736	1,43,38,100	2,35,964	10,50,000
203.41	19,200	39,05,472	1,42,38,700	2,34,328	43,00,000
207.17	19,200	39,77,664	1,45,01,900	2,38,660	2,68,000
207.17	19,200	39,77,664	1,45,01,900	2,38,660	53,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 200-225 sq yards.i.e 8 marlas and 9 marlas.

## Chandigarh Market Comparison (225-250 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
240	19,200	46,08,000	1,68,00,000	2,76,480	7,00,000
242	19,200	46,46,400	1,69,40,000	2,78,784	58,00,000
248.7	19,200	47,75,040	1,74,09,000	2,86,502	48,02,040
249.325	19,200	47,87,040	1,74,52,750	2,87,222	62,50,000
249.38	19,200	47,88,096	1,74,56,600	2,87,286	14,00,000
249.38	19,200	47,88,096	1,74,56,600	2,87,286	20,00,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	13,50,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	20,00,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	29,90,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	25,02,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	53,00,000
249.4	19,200	47,88,480	1,74,58,000	2,87,309	54,00,000
250	19,200	48,00,000	1,75,00,000	2,88,000	3,25,000
250	19,200	48,00,000	1,75,00,000	2,88,000	19,50,000
250	19,200	48,00,000	1,75,00,000	2,88,000	51,00,000
250	19,200	48,00,000	1,75,00,000	2,88,000	54,66,000
250	19,200	48,00,000	1,75,00,000	2,88,000	55,00,000
250	19,200	48,00,000	1,75,00,000	2,88,000	55,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 225-250 sq yards.i.e 9 marlas and 10 marlas.



## Chandigarh Market Comparison (250-275 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
253.5	19,200	48,67,200	1,77,45,000	2,92,032	17,00,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	20,00,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	22,50,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	25,81,932
253.5	19,200	48,67,200	1,77,45,000	2,92,032	36,04,800
253.5	19,200	48,67,200	1,77,45,000	2,92,032	40,50,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	48,70,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	51,67,200
253.5	19,200	48,67,200	1,77,45,000	2,92,032	52,00,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	54,72,675
253.5	19,200	48,67,200	1,77,45,000	2,92,032	56,00,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	58,00,000
253.5	19,200	48,67,200	1,77,45,000	2,92,032	68,57,269
256.7	19,200	49,28,640	1,79,69,000	2,95,718	70,00,000
256.9	19,200	49,32,480	1,79,83,000	2,95,949	55,50,000
256.9	19,200	49,32,480	1,79,83,000	2,95,949	65,00,000
259.405	19,200	49,80,576	1,81,58,350	2,98,835	5200,000
264.08	19,200	50,70,336	1,84,85,600	3,04,220	2,55,000
275	19,200	52,80,000	1,92,50,000	3,16,800	20,00,000
275	19,200	52,80,000	1,92,50,000	3,16,800	29,50,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 250-275 sq yards.i.e 10 marlas and 11 marlas.

## Chandigarh Market Comparison (275-300 sq yards)

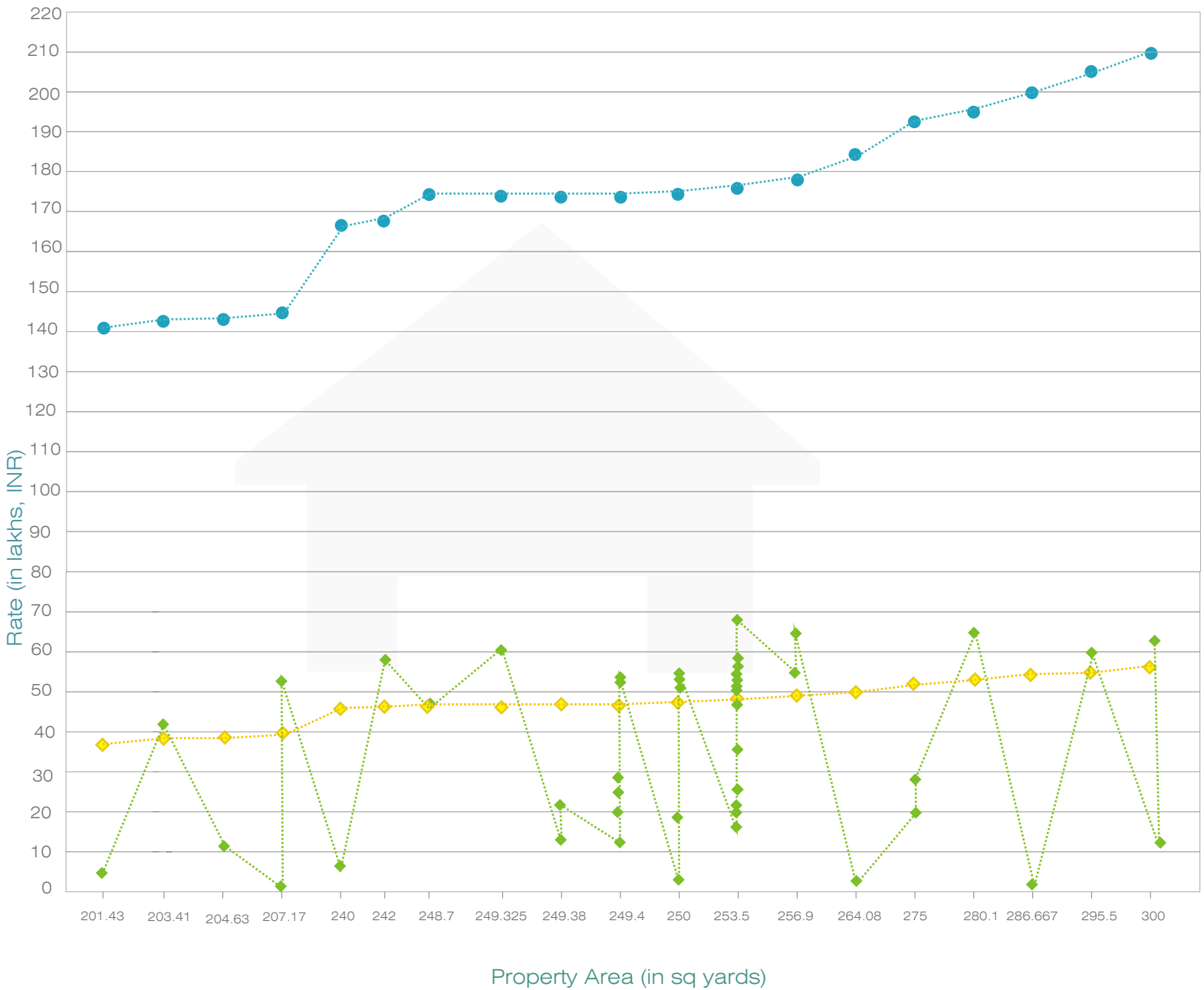
Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
280.1	19,200	53,77,920	1,96,07,000	3,22,675	65,00,000
286.14	19,200	54,93,888	2,00,29,800	3,29,633	28,00,000
286.667	19,200	55,04,006	2,00,66,690	3,30,240	2,19,000
295.155	19,200	56,66,976	2,06,60,850	3,40,019	25,00,000
295.5	19,200	56,73,600	2,06,85,000	3,40,416	60,00,000
300	19,200	57,60,000	2,10,00,000	3,45,600	11,27,236
300	19,200	57,60,000	2,10,00,000	3,45,600	63,60,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 255-300 sq yards.i.e 11 marlas and 12 marlas.



### Chandigarh Market Comparison (200-300 sq yards)

● Average Market Rate    ◆ Total Government Rate    ◆ Registered Rate



### Chandigarh Market Comparison (500-525 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
500	19,200	5,76,000	3,00,00,000	5,76,000	75,00,000
500	19,200	5,76,000	3,00,00,000	5,76,000	95,00,000
500.5	19,200	96,09,600	3,00,30,000	5,76,576	10,00,000
500.5	19,200	96,09,600	3,00,30,000	5,76,576	60,00,000
500.5	19,200	96,09,600	3,00,30,000	5,76,576	1,10,00,000
500.5	19,200	96,09,600	3,00,30,000	5,76,576	1,12,00,000
504.9	19,200	96,94,080	3,02,94,000	5,81,645	1,20,00,000

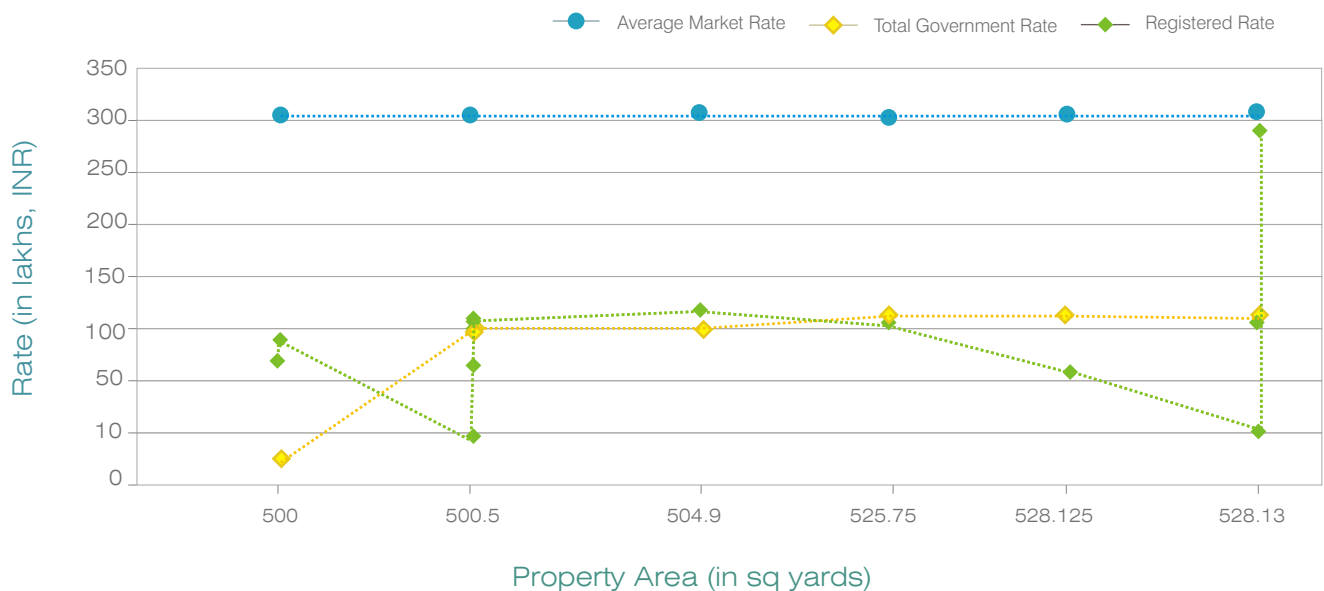
The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 500-525 sq yards.i.e 1 kanal 1.05 kanal.

### Chandigarh Market Comparison (525-550 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
525.75	19,200	1,00,94,400	3,15,45,000	6,05,664	1,04,72,200
528.125	19,200	1,01,40,000	3,16,87,500	6,08,400	55,00,000
528.13	19,200	1,01,40,096	3,16,87,800	6,08,406	10,00,000
528.13	19,200	1,01,40,096	3,16,87,800	6,08,406	1,10,50,000
528.13	19,200	1,01,40,096	3,16,87,800	6,08,406	2,94,00,000

The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 525-550 sq yards.i.e 1.05 kanal and 1.1 kanal.

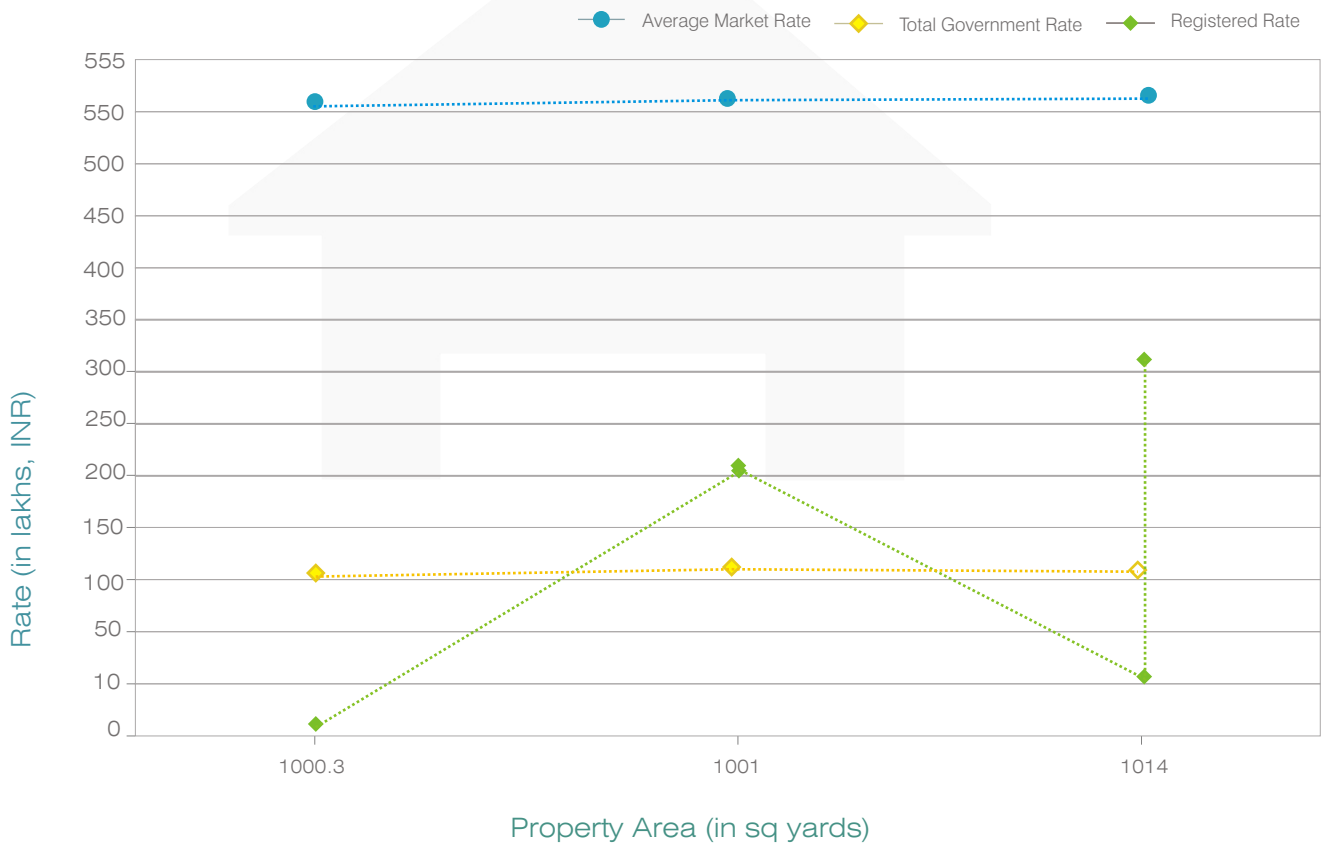
### Chandigarh Market Comparison (500-550 sq yards)



### Chandigarh Market Comparison (1000-1025 sq yards)

Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	6% of the govt	Registered Amount
1000.3	19,200	1,92,05,760	5,50,16,500	11,52,346	3,00,000
1001	19,200	1,92,19,200	5,50,55,000	11,53,152	2,18,00,000
1001	19,200	1,92,19,200	5,50,55,000	11,53,152	2,23,69,200
1014	19,200	1,94,68,800	5,57,70,000	11,68,128	14,00,000
1014	19,200	1,94,68,800	5,57,70,000	11,68,128	3,15,00,000

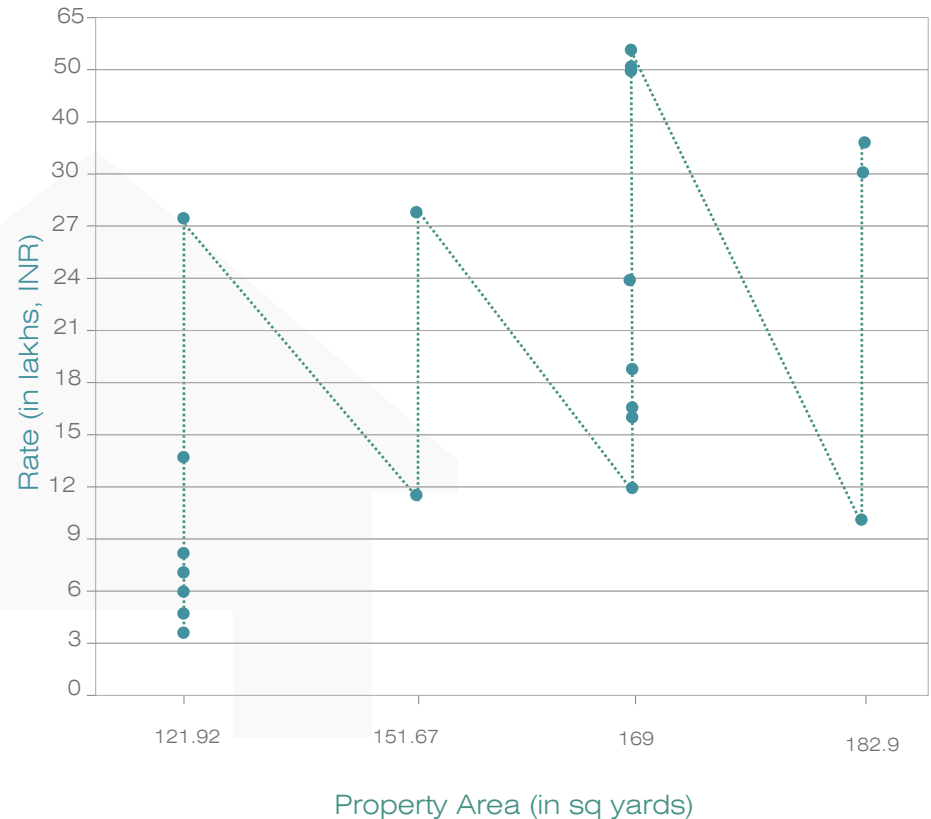
The comparison between the registered amount, the actual market average rate and the rate fixed by the Government with relation to residential property area between 1000-1025 sq yards.i.e 2 kanal and 2.05 kanal.





The variations in the Registered Amount with the same residential property area in Chandigarh (100-200 sq yards)

Property Area	Registered Amount
121.92	3,07,303
121.92	5,00,000
121.92	6,00,000
121.92	7,00,000
121.92	8,00,000
121.92	8,00,000
121.92	8,40,000
121.92	13,50,000
121.92	27,11,936
151.67	11,40,000
151.67	27,30,600
169	50,00,000
169	50,70,000
169	62,50,000
169	17,50,000
169	12,00,000
169	17,51,000
169	19,80,000
169	24,00,000
169	24,00,000
182.9	10,05,000
182.9	30,00,000
182.9	30,00,000
182.9	36,50,000
186.59	2,30,000
186.59	3,00,000
186.59	4,50,000
186.59	39,80,528
192	14,00,000
192	16,64,160
192	25,00,000
192	40,99,200
198.3	5,40,000
198.3	11,50,000
198.3	15,00,000
198.3	20,96,568
200	42,24,480



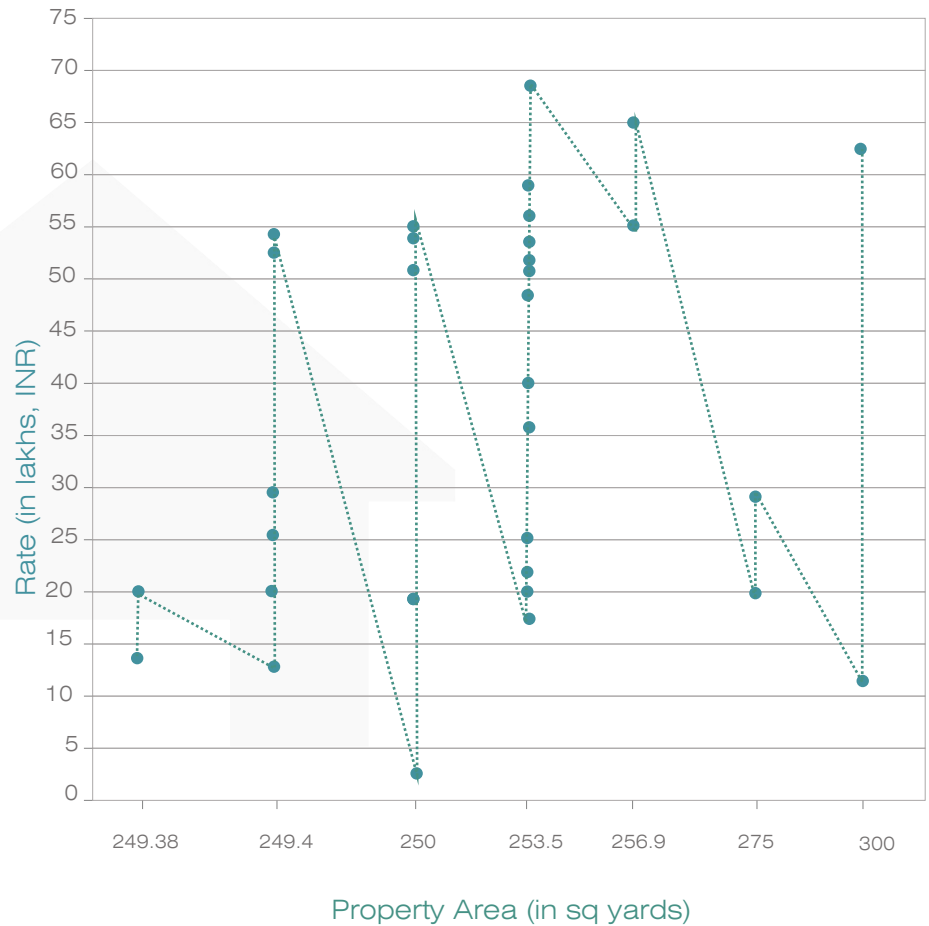
The same property area was registered with variations in the registered amount. This can be attributed because of the following reasons:

- i) The property rate is determined by various factors like; the location, the construction period for a built-up property, the amenities in the vicinity of the property, for instance, park, commercial, education and shopping viability, the legal status of the property i.e. Family disputes and issues, etc. Thus, the variations in the property rate.
- ii) The paying capacity of the buyer to pay the registered amount in both the extreme cases i.e. Lowest possible registry amount if the paying capacity is not much and the highest registry amount for the same property if the buyer wants to avail the loan as loan is sanctioned on the a certain percentage say 70-80% of the registered amount. Thus, higher the registered amount, more is the loan amount.
- iii) Lack of property vigilance authority by the state governments in India to verify the registry amount whether it is appropriate for the said property or not.
- iv) The need of a real estate index for each region for more transparency and uniformity in the real estate sector.



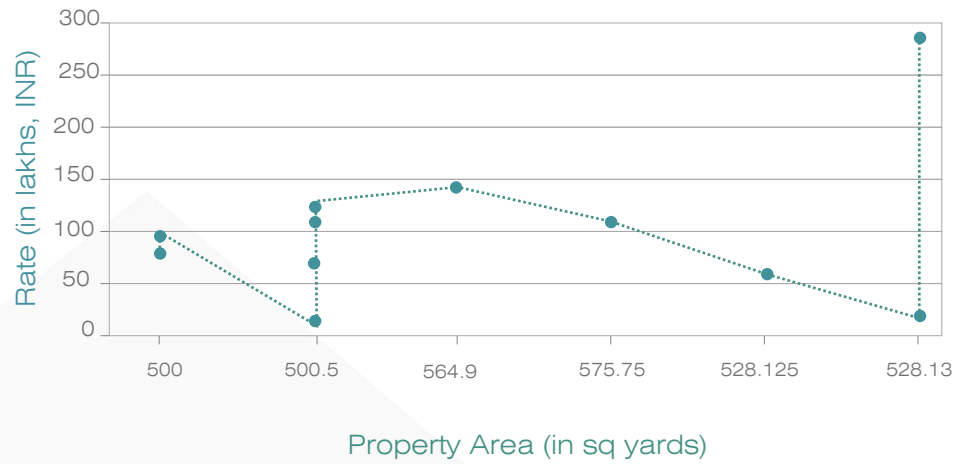
The variations in the Registered Amount with the same residential property area in Chandigarh (200-300 sq yards)

Property Area	Registered Amount
249.38	1400000
249.38	2000000
249.4	1350000
249.4	2000000
249.4	2990000
249.4	2502000
249.4	5300000
249.4	5400000
250	325000
250	1950000
250	5100000
250	5466000
250	5500000
250	5500000
253.5	1700000
253.5	2000000
253.5	2250000
253.5	2581932
253.5	3604800
253.5	4050000
253.5	4870000
253.5	5167200
253.5	5200000
253.5	5472675
253.5	5600000
253.5	5800000
253.5	6857269
256.7	7000000
256.9	5550000
256.9	6500000
275	2000000
275	2950000
300	1127236
300	6360000



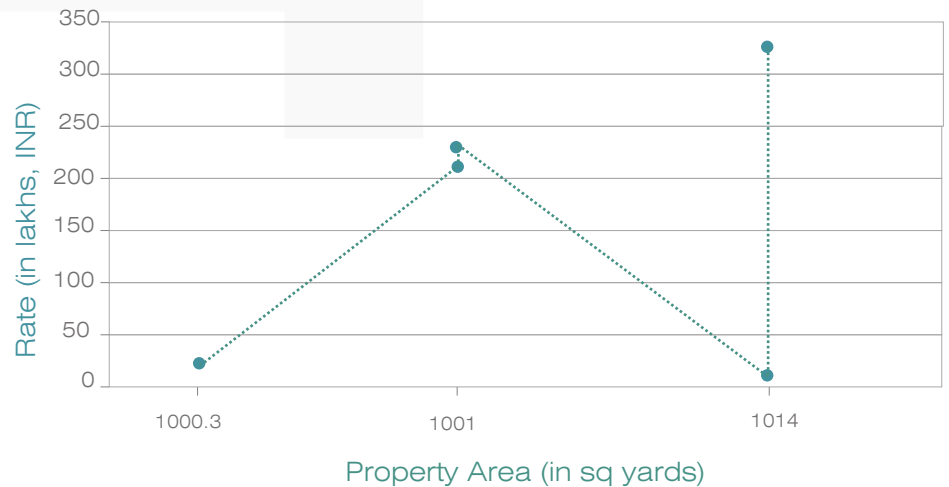
The variations in the Registered Amount with the same residential property area in Chandigarh (500-600 sq yards)

Property area	Registered Amount
500	7500000
500	9500000
500.5	1000000
500.5	6000000
500.5	11000000
500.5	11200000
504.9	12000000
525.75	10472200
528.125	5500000
528.13	1000000
528.13	11050000
528.13	29400000



The variations in the Registered Amount with the same residential property area in Chandigarh (1000-1100 sq yards)

Property area	Registered Amount
1000.3	300000
1001	21800000
1001	22369200
1014	1400000
1014	31500000





**Variations in the Registered Amount within same sectors in Chandigarh**

Variations in the registered amount in Chandigarh sector wise (100- 150 sq yards)

Sector	Registered Amount	
	Minimum Amount	Minimum Amount
22	500000	3100000
32	1365000	2434495
23	28400	1000000
44	460000	2700000

Variations in the registered amount in Chandigarh sector wise (200- 250 sq yards)

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Minimum Amount
15	14,00,000	54,00,000
21	13,50,000	62,50,000
44	2,68,000	55,00,000

Variations in the registered amount in Chandigarh sector wise (150- 200 sq yards)

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Minimum Amount
20	1200000	1300000
22	30,00,000	47,81,435
23	5,40,000	15,00,000
37	1,69,000	4250000
38	11,55,375	40,99,200
44	4,50,000	48,69,520
46	2,30,000	39,80,528

Variations in the registered amount in Chandigarh sector wise (250- 300 sq yards)

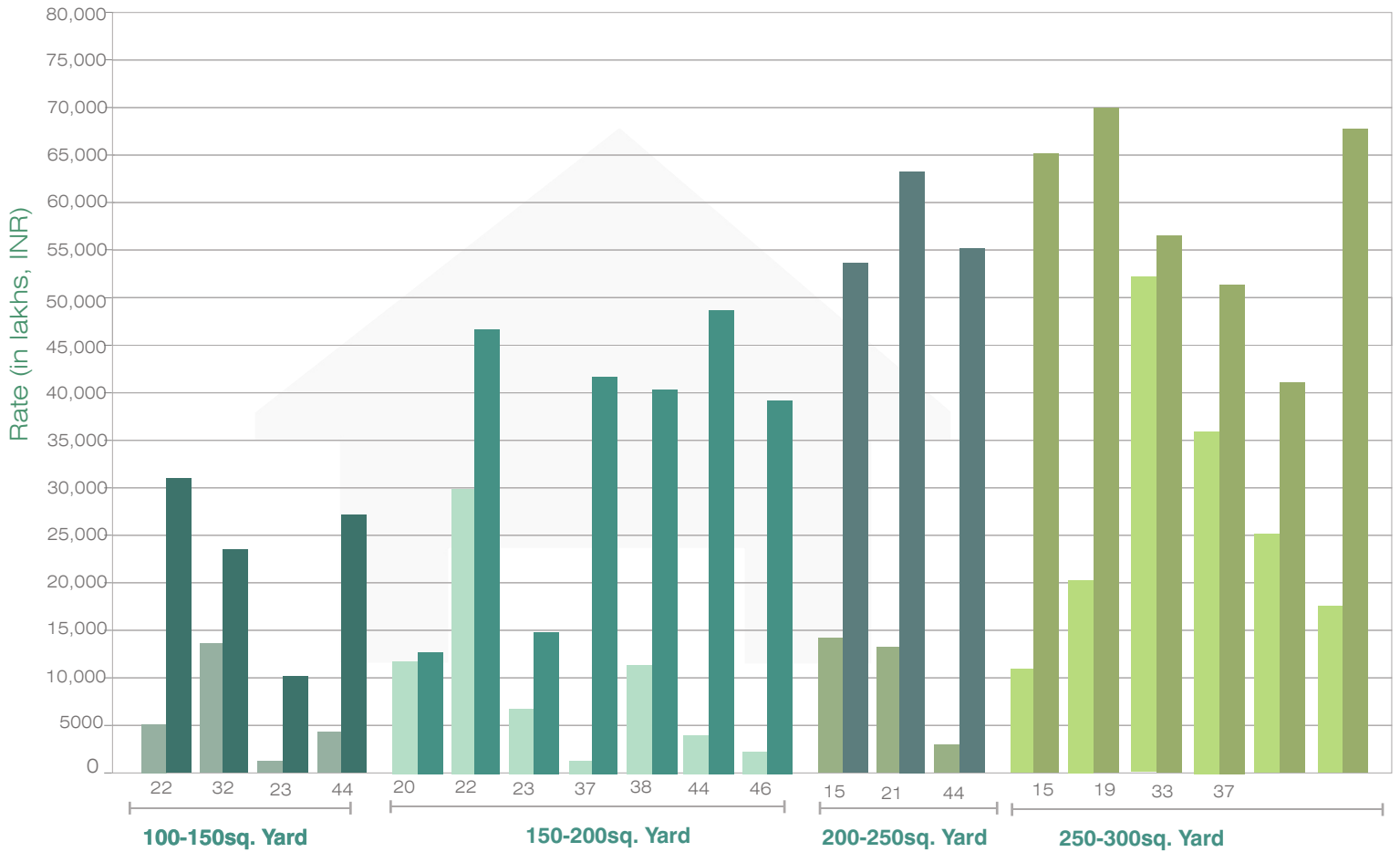
Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Minimum Amount
15	11,27,236	65,00,000
19	20,00,000	70,00,000
33	52,00,000	56,00,000
37	36,04,800	51,67,200
38	25,00,000	40,50,000
40	17,00,000	68,57,269



### Graph representing the variations in the registered amount for the area 100-300 sq yards

Variations in the registered amount in Chandigarh sector wise (100- 300 sq yards)

- Minimum
- Maximum
- Minimum
- Maximum
- Minimum
- Maximum
- Minimum
- Maximum



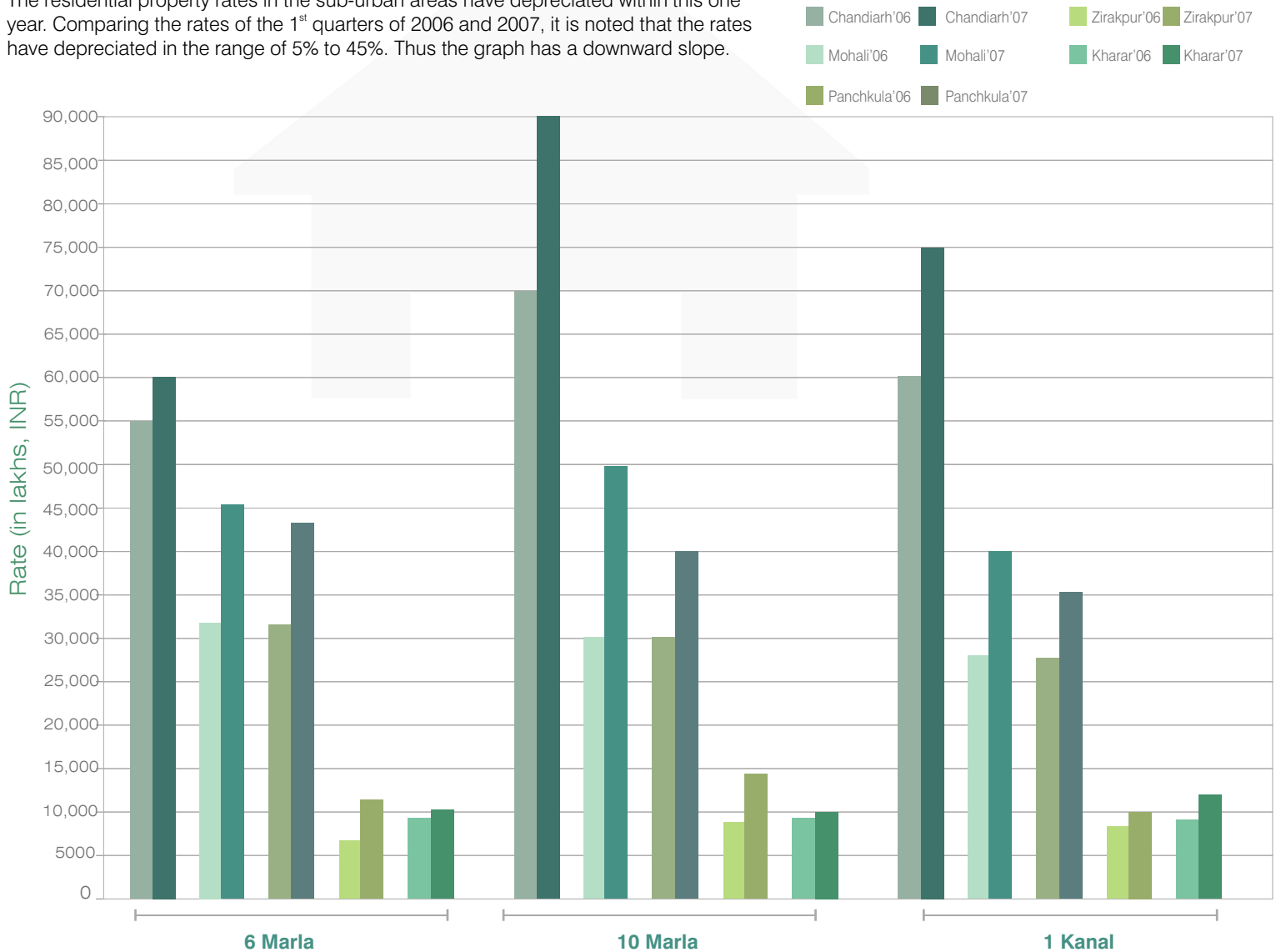


**Sub-urban Market Comparison:**

Comparative Analysis of the rates of 1st quarter 2007 with 1st quarter 2006:

Location	Property area					
	6 marla		10 marla		1 kanal	
	1st Qtr 2007	1st Qtr 2006	1st Qtr 2007	1st Qtr 2006	1st Qtr 2007	1st Qtr 2006
Chandigarh	55,000/sq yard	60,000/sq yard	70,000/sq yard	90,000/sq yard	60,000/sq yard	75,000/sq yard
Mohali	32,000/sq yard	45,000/sq yard	30,000/sq yard	50,000/sq yard	28,000/sq yard	40,000/sq yard
Panchkula	32,000/sq yard	43,000/sq yard	30,000/sq yard	40,000/sq yard	28,000/sq yard	35,000/sq yard
Zirakpur	6,500/sq yard	12,000/sq yard	8,000/sq yard	14,000/sq yard	7,500/sq yard	10,000/sq yard
Kharar	9,500/sq yard	10,000/sq yard	9,500/sq yard	10,000/sq yard	9,000/sq yard	12,000/sq yard

The residential property rates in the sub-urban areas have depreciated within this one year. Comparing the rates of the 1<sup>st</sup> quarters of 2006 and 2007, it is noted that the rates have depreciated in the range of 5% to 45%. Thus the graph has a downward slope.

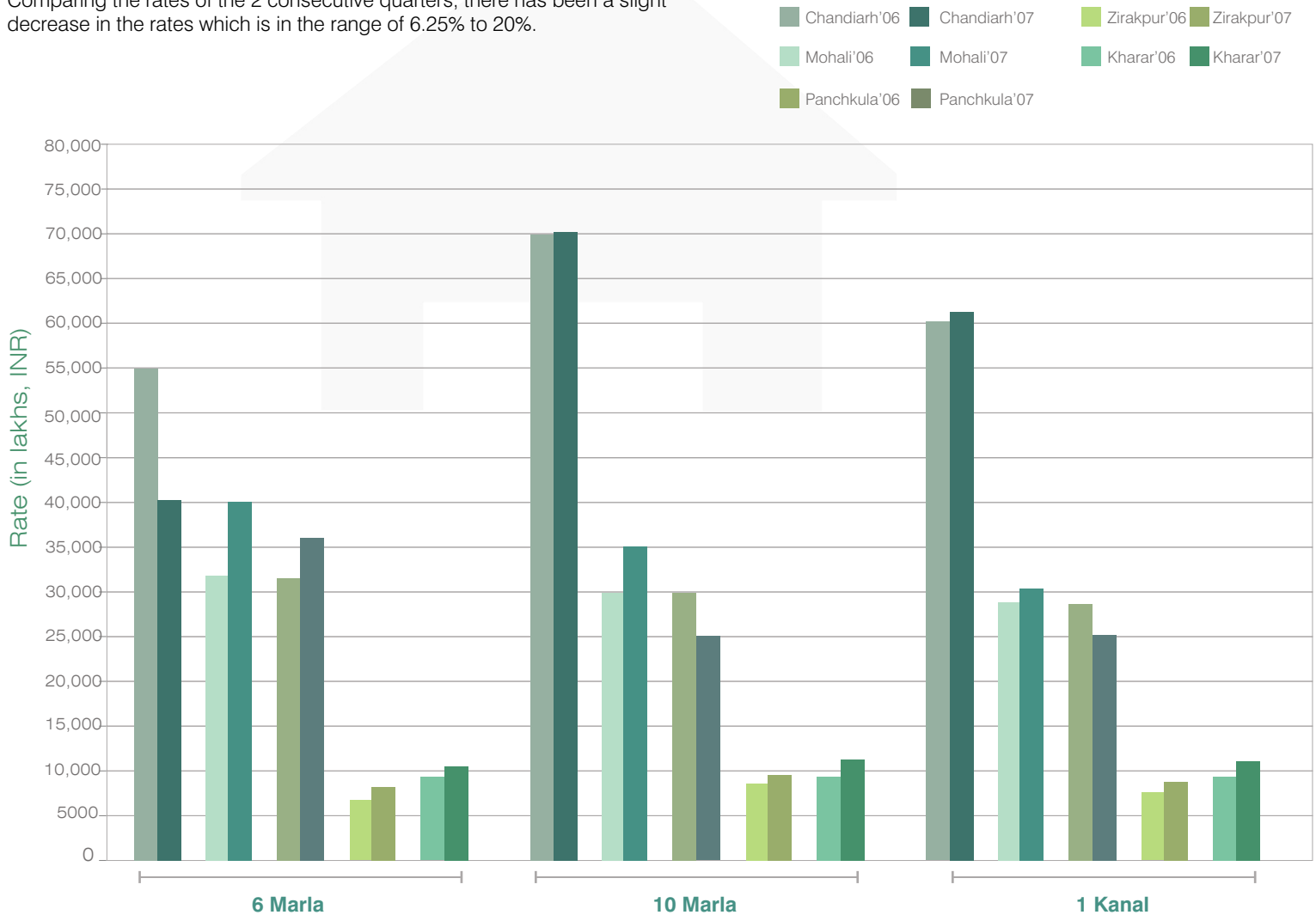




Comparative Analysis of the rates of 1st quarter 2007 with 4th quarter 2006:

Location	Property area					
	6 marla		10 marla		1 kanal	
	1st Qtr 2007	1st Qtr 2006	1st Qtr 2007	1st Qtr 2006	1st Qtr 2007	1st Qtr 2006
Chandigarh	55,000/sq yard	40,000/sq yard	70,000/sq yard	70,000/sq yard	60,000/sq yard	62,000/sq yard
Mohali	32,000/sq yard	40,000/sq yard	30,000/sq yard	35,000/sq yard	28,000/sq yard	30,000/sq yard
Panchkula	32,000/sq yard	36,000/sq yard	30,000/sq yard	25,000/sq yard	28,000/sq yard	25,000/sq yard
Zirakpur	6,500/sq yard	7,500/sq yard	8,000/sq yard	9,000/sq yard	7,500/sq yard	8,000/sq yard
Kharar	9,500/sq yard	10,500/sq yard	9,500/sq yard	11,000/sq yard	9,000/sq yard	10,500/sq yard

Comparing the rates of the 2 consecutive quarters, there has been a slight decrease in the rates which is in the range of 6.25% to 20%.



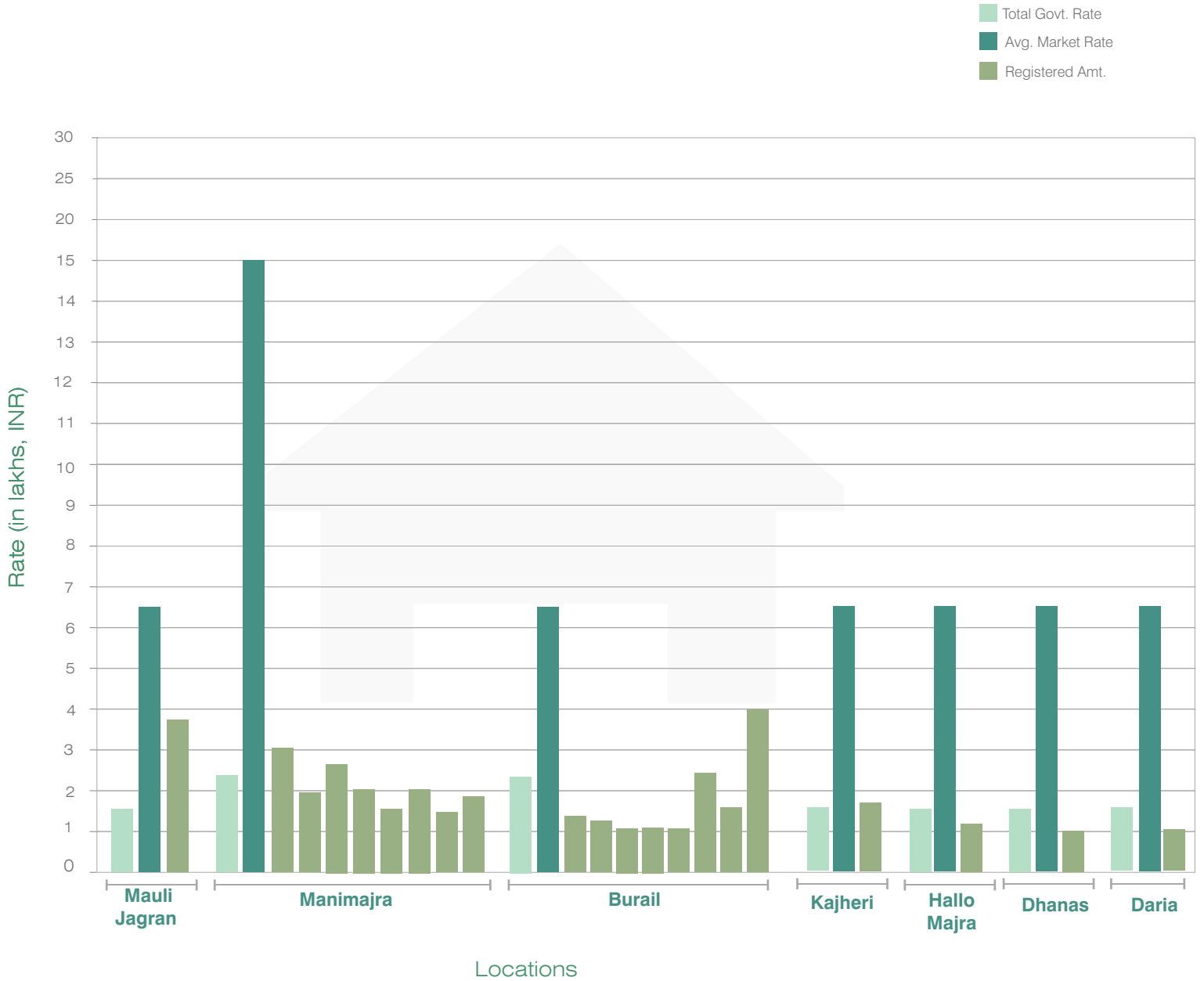
**Rural Areas Real Estate Analysis:****Rural Market Comparison( 100 sq yard or 4 marla)**

Location	Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	9% of the govt Rate	Registered Amount
Mauli Jagran	100	1600	1,60,000	6,50,000	14,400	3,70,000
Mani majra	100	2400	2,40,000	15,00,000	21,600	3,00,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,40,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	1,90,000
Kajheri	100	1600	1,60,000	6,50,000	14,400	1,70,000
Hallo Majra	100	1600	1,60,000	6,50,000	14,400	1,20,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,25,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,05,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,65,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	1,60,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,10,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,01,000
Dhanas	100	1600	1,60,000	6,50,000	14,400	1,00,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Maloya	100	1600	1,60,000	6,50,000	14,400	5,06,000
Maloya	100	1600	1,60,000	6,50,000	14,400	3,32,000
Maloya	100	1600	1,60,000	6,50,000	14,400	1,25,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Burail	100	2400	2,40,000	6,50,000	21,600	2,40,000
Daria	100	1600	1,60,000	6,50,000	14,400	1,00,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	2,00,000
Burail	100	2400	2,40,000	6,50,000	21,600	1,60,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	1,50,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	1,80,000
Mani Majra	100	2400	2,40,000	15,00,000	21,600	1,80,000
Burail	100	2400	2,40,000	6,50,000	21,600	4,00,000





### Rural Market Comparison (100 sq yards or 4 marla)



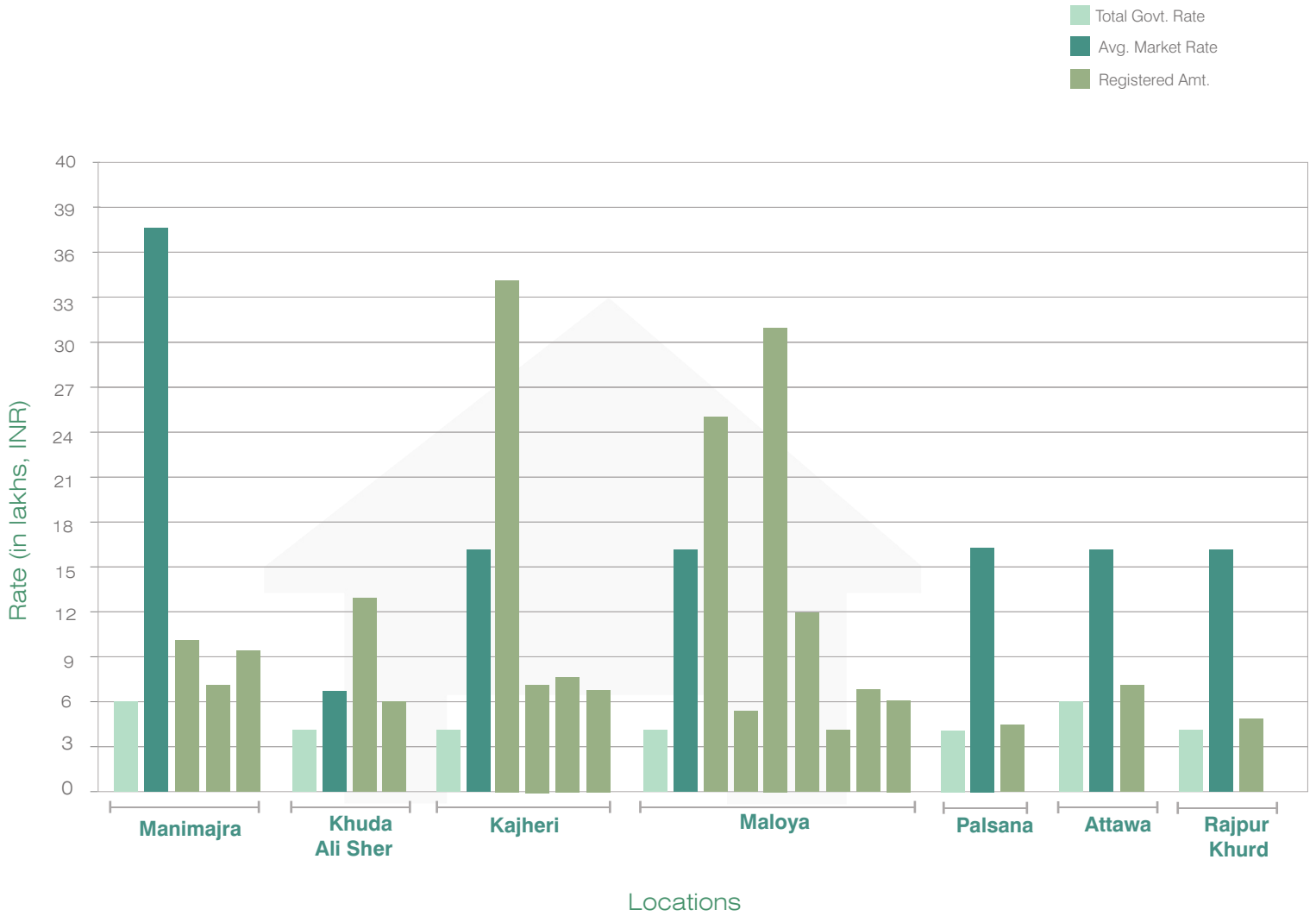


Rural Market Comparison (250 sq yards or 10 marla)

Location	Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	9% of the govt Rate	Registered Amount
Mani majra	250	2400	6,00,000	37,50,000	54,000	10,00,000
Mani majra	250	2400	6,00,000	37,50,000	54,000	7,00,000
Khuda ali sher	250	1600	4,00,000	16,25,000	36,000	13,33,750
Kajheri	250	1600	4,00,000	16,25,000	36,000	34,24,000
Maloya	250	1600	4,00,000	16,25,000	36,000	24,75,000
Maloya	250	1600	4,00,000	16,25,000	36,000	5,70,000
Mani Majra	250	2400	6,00,000	37,50,000	54,000	9,96,000
Maloya	250	1600	4,00,000	16,25,000	36,000	30,50,000
Palsana	250	1600	4,00,000	16,25,000	36,000	4,50,000
Maloya	250	1600	4,00,000	16,25,000	36,000	12,00,000
Kajheri	250	1600	4,00,000	16,25,000	36,000	6,49,000
Attawa	250	2400	6,00,000	16,25,000	54,000	7,40,000
Kajheri	250	1600	4,00,000	16,25,000	36,000	7,33,000
Kajheri	250	1600	4,00,000	16,25,000	36,000	7,92,000
Burail	250	2400	6,00,000	16,25,000	54,000	7,10,000
Burail	250	2400	6,00,000	16,25,000	54,000	12,00,000
Burail	250	2400	6,00,000	16,25,000	54,000	5,75,000
Raipur Khurd	250	1600	4,00,000	16,25,000	36,000	4,90,000
Maloya	250	1600	4,00,000	16,25,000	36,000	3,75,000
Maloya	250	1600	4,00,000	16,25,000	36,000	6,50,000
Khuda ali sher	250	1600	4,00,000	16,25,000	36,000	6,00,000
Burail	250	2400	6,00,000	16,25,000	54,000	5,00,000
Burail	250	2400	6,00,000	16,25,000	54,000	5,00,000
Maloya	250	1600	4,00,000	16,25,000	36,000	5,60,000



### Rural Market Comparison (250 sq yards or 10 marla)



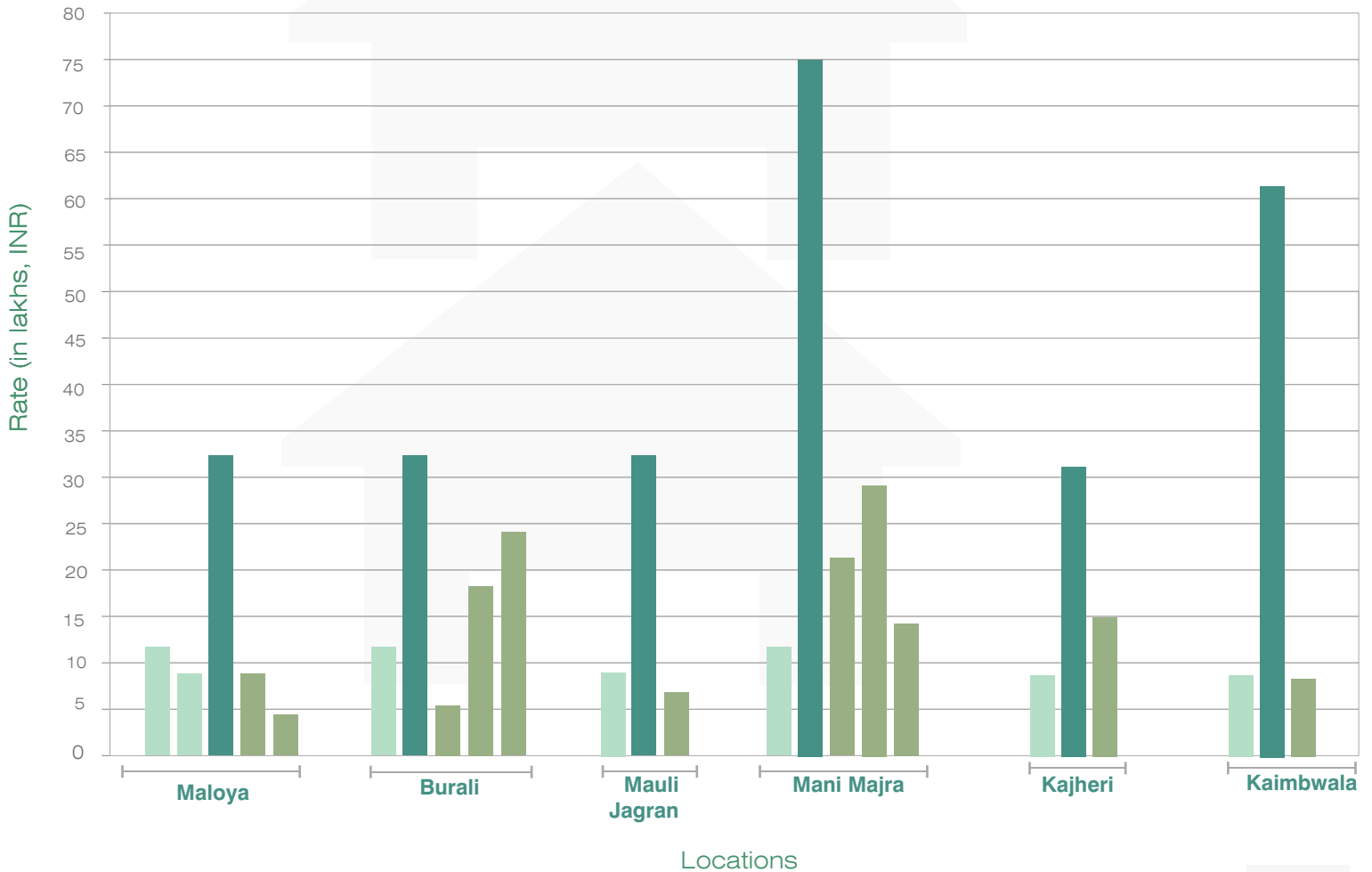


Rural Market Comparison (500 sq yards or 1 Kanal)

Location	Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	9% of the govt Rate	Registered Amount
Maloya	500	1600	8,00,000	32,50,000	75,600	8,00,000
Burail	500	2400	12,00,000	32,50,000	1,08,000	5,42,640
Maloya	500	2400	12,00,000	32,50,000	1,08,000	4,00,000
Mauli Jagran	500	1600	8,00,000	32,50,000	75,600	6,75,000
Mani majra	500	2400	12,00,000	75,00,000	1,08,000	21,60,000
Mani majra	500	2400	12,00,000	75,00,000	1,08,000	29,00,000
Burail	500	2400	12,00,000	32,50,000	1,08,000	18,00,000
Burail	500	2400	12,00,000	32,50,000	1,08,000	24,00,000
Kajheri	500	1600	8,00,000	32,50,000	75,600	15,00,000
Mani majra	500	2400	12,00,000	75,00,000	1,08,000	14,15,000
Kaimbwala	500	1600	8,00,000	62,50,000	75,600	7,40,000

Rural Market Comparison (500 sq yards or 1 Kanal)

- Total Govt. Rate
- Avg. Market Rate
- Registered Amt.

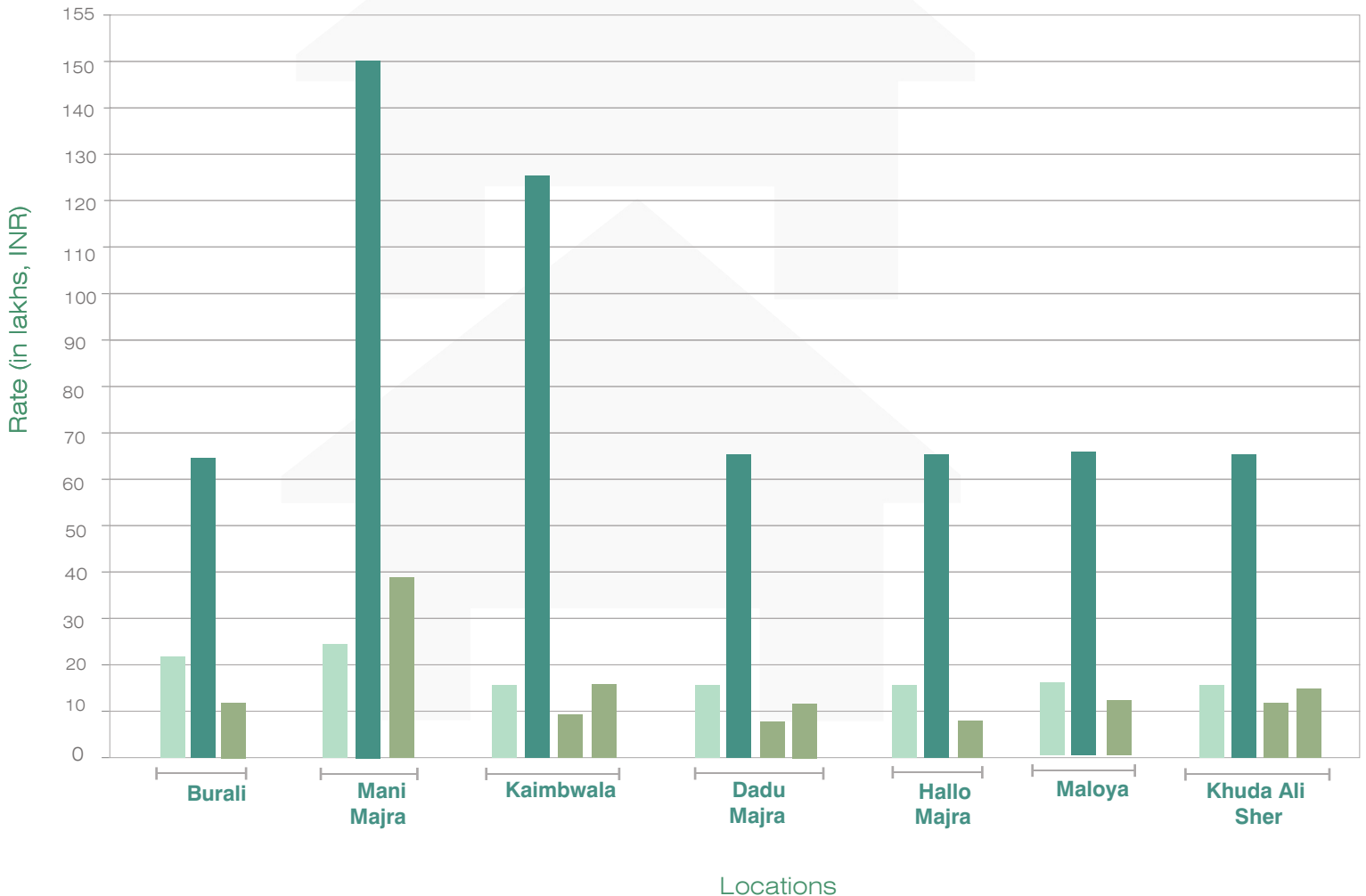




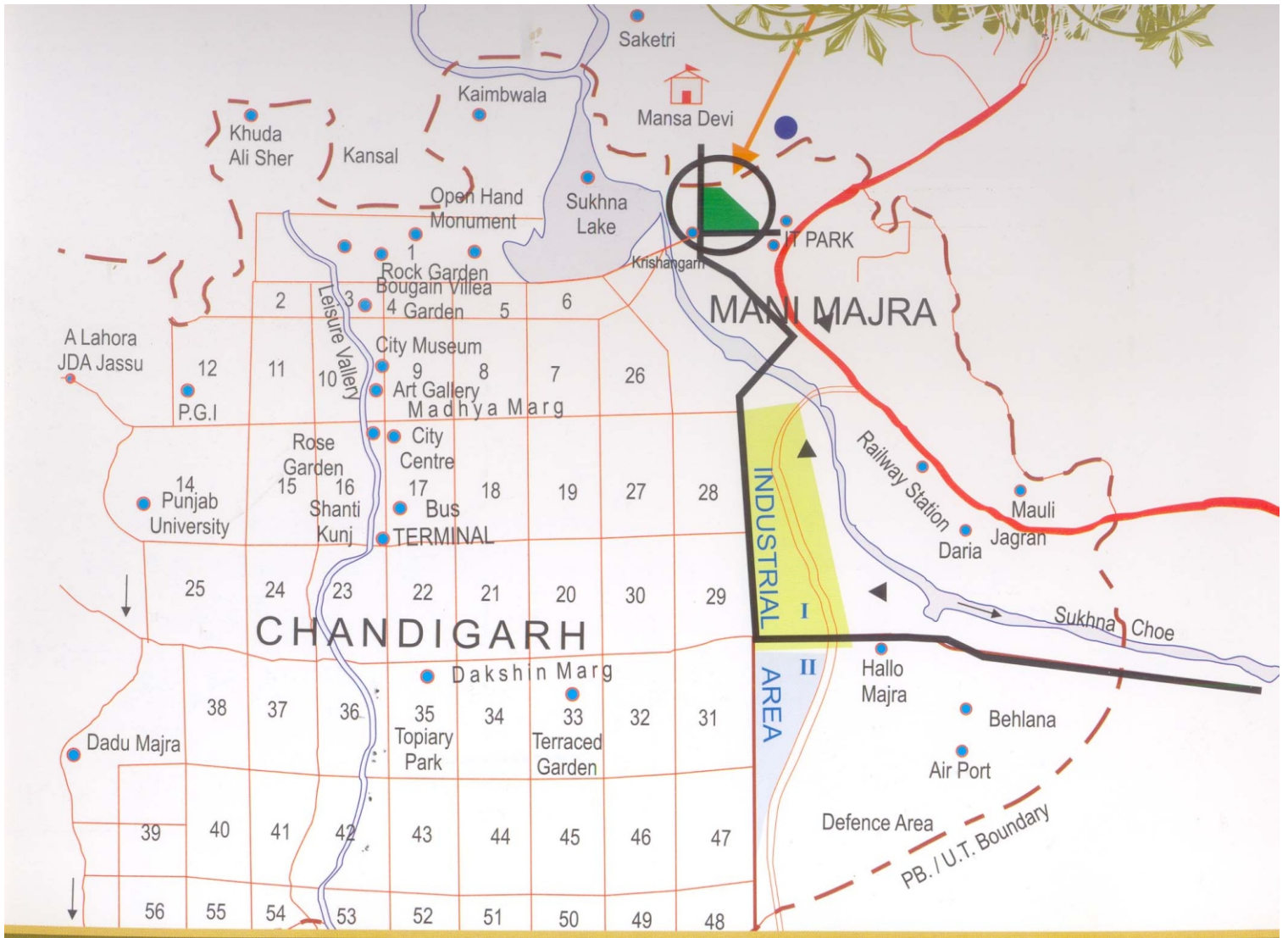
### Rural Market Comparison (1000 sq yards or 2 kanal)

Location	Property area	Govt rate per sq yard	Total Government rate	Average Market Rate	9% of the govt Rate	Registered Amount
Bburail	1000	2400	24,00,000	65,00,000	2,16,000	11,50,000
Mani majra	1000	2400	24,00,000	1,50,00,000	2,16,000	38,02,500
Kaimbwala	1000	1600	16,00,000	1,25,00,000	1,44,000	9,18,750
Kaimbwala	1000	1600	16,00,000	1,25,00,000	1,44,000	16,75,000
Dadu majra	1000	1600	16,00,000	65,00,000	1,44,000	7,00,000
Hall majra	1000	1600	16,00,000	65,00,000	1,44,000	7,50,000
maloya	1000	1600	16,00,000	65,00,000	1,44,000	12,00,000
Khuda ali sher	1000	1600	16,00,000	65,00,000	1,44,000	12,00,000
Dadu majra	1000	1600	16,00,000	65,00,000	1,44,000	11,00,000
Khuda ali sher	1000	1600	16,00,000	65,00,000	1,44,000	15,75,000

### Rural Market Comparison (1000 sq yards or 2 kanal)



Chandigarh Rural Map :





## Summary

The First Quarter Report '07 encompasses the overall review of Chandigarh, suburbs and the rural areas. The analysis reveals that this year again there was a considerable difference in the registered amounts with respect to the actual market rates of residential properties. The registered amounts at some places were even less than the government rates fixed as the "Collector Rates" both in the case of Chandigarh and rural areas.

Even the registered amounts varied within the same sectors and for the same property area in Chandigarh due to:

- a) The determinant factors of property rate like; the location, the construction period for a built-up property, the amenities in the vicinity of the property, for instance, park, commercial, education and shopping viability, the legal status of the property i.e. Family disputes and issues, etc.
- b) The paying capacity of the buyer to pay the registered amount in both the extreme
- c) Lack of property vigilance authority by the state governments in India to verify the registry amount whether it is appropriate for the said property or not.
- d) The need of a real estate index for each region for more transparency and uniformity in the real estate sector.

The residential property rates in the sub-urban areas like Mohali, Kharar, Zirakpur and Panchkula have depreciated within one year. Comparing the rates of the 1<sup>st</sup> quarters of 2006 and 2007, it is noted that the rates have depreciated in the range of 5% to 45%.

Comparing the rates of the 2 consecutive quarters, i.e. 4<sup>th</sup> Quarter '06 and 1<sup>st</sup> Quarter '07 there has been a slight decrease in the rates which is in the range of 6.25% to 20%.

The rates are further expected to decrease in the coming months going by the market trends. The analysis for further quarters will be followed in the coming reports.

### Source of Information

- Chandigarh Estate Office
- Real Estate Brokers in Tri-city,
- [www.propertyvertical.com](http://www.propertyvertical.com)

### Special Thanks

Special Thanks: Special thanks to Chandigarh Estate Office and the real estate brokers in the tri-city for the support and

### About Propertyvertical.com

PropertyVertical.com is a move towards synchronization of comprehensive range of real estate services covering sale, purchase, rent, lease to advisory services and transaction management of residential, commercial, land, hotels, etc. in any part of India. With an extensive database, latest updated information, authentic and reliable research analysis, 24x7 customer support, maximum number of genuine interested buyers as well as the NRI clients, has certainly increased our credibility in the real estate market.

Our presence in US, Delhi and Chandigarh helps us to cater to a wide range of customers both national and international. For the ease of our clients, the technical support team continuously updates and enhances the website. Assistance from trained, skilled and dedicated team working around the clock provides sale/purchase/investing solutions to the clients. Also the presence of dedicated research team and advisory council offers an in depth information and advisory services.

#### Us Office:

115 Broadway, Suit 1304  
New York, NY, 10006  
Toll Free: 888-276-4064

#### Chandigarh Office:

SCO - 58 & 59, Level 2, Sector 34 A,  
Chandigarh, India.  
Ph: 0172-5017354, 5088814,  
1-646-731-9743

#### Delhi Office:

A 501, Udyog Vihar 5, Gurgaon  
Phone: +91-11-65094144

### Disclaimer

All material presented in this report is intended for information purposes only and has been compiled from sources deemed to be reliable. Though information is believed to be correct, it may be subject to errors, omissions, changes or withdrawal without notice. Property Vertical does not warrant or assume any legal liability or responsibility for the accuracy and completeness of any information.

Copyrights 2007 Online Real Estate Pvt Ltd.

For more information of this report please visit [www.propertyvertical.com](http://www.propertyvertical.com).

Email report author Ritu Sharma at [info@propertyvertical.com](mailto:info@propertyvertical.com) with questions or comments.