

HSN Realty Services™

IMPECCABLE REAL ESTATE TRANSACTIONS WITH DIFFERENCE



Corp Head Office:
1112A, 11th Floor, Ansal Bhawan,
16 KG Marg, New Delhi – 110 001.
Ph: 23351414, Fax: 41503787

www.hsngroup.com
info@hsngroup.com

April 2007:

CURRENT RESIDENTIAL RENTS IN POSH AREAS OF SOUTH DELHI

RISE IN DEMAND OF GRADE – A, RESIDENTIAL HOUSES (DESIGNER FLOORS / INDEPENDENT HOUSES) IN POSH LOCALITIES OF SOUTH DELHI & GRADE A CONDOMINIUMS OF GURGAON.

There is rise in demand of quality houses in posh localities of South Delhi and Gurgaon due to rise of Expatriates in these areas from many countries all over the world. They are Company Executives, Embassy Officials or Officials on special work assignments. The rentals have gone up by approximately 25 to 30 % in last 18 months, see the chart below for difference;

The areas most preferred by Expatriates in Delhi are:

Vasant Vihar
Westend
Malcha Marg
Jorbagh

Shanti Niketan
Anand Niketan
Golf Links
Sunder Nagar

Contd....2

::2::

Due to huge rise in rentals in last one year in the areas mentioned above, many Expatriates looking for 4 Bedrooms brand new houses also live in locations like:

- Hauz Khas Enclave
- Defence Colony
- Anand Lok
- Panchsheel Park
- New Friends Colony
- Maharani Bagh

Earlier these areas very not very much in demand but due to higher rentals expats are moving in these above areas.

The rentals have tremendously increased in the last 18 months.

The approx. rentals in South Delhi areas as of now are(also see the difference in the rentals from October 2005 till April 2007, escalation in rentals by 25% to 30%):

Location	Plot Size	Specifications	Rent per month in Oct 2005	Rent per month in April 2007
Vasant Vihar	400 sq.yds.	4 BR Designer Floor	Rs.125,000/- to Rs.150,000/-	Rs.1,50,000/- to Rs.2,00,000/-
Vasant Vihar	600 sq.yds.	4 BR Designer Floor	Rs.175,000/- to Rs.200,000/-	Rs.2,00,000/- to Rs.2,75,000/-
Vasant Vihar	800 to 1000 sq.yds.	4 to 5 BR Designer Floors	Rs.200,000/- to Rs.250,000/-	Rs.3,00,000/- to Rs.5,00,000/-
Shanti Niketan	600 sq.yds.	4 BR	Rs.175,000/- to Rs.200,000/-	Rs.2,00,000/- to Rs.3,50,000/-

Contd....3

Location	Plot Size	Specifications	Rent per month in Oct 2005	Rent per month in April 2007
Westend	500 sq.yds.	4 BR	<i>Rs.200,000/- to Rs.275,000/-</i>	Rs.3,00,000/- to Rs.4,50,000/-
Anand Niketan	400 sq.yds.	4 BR	<i>Rs.100,000/- to Rs.125,000/-</i>	Rs.1,25,000/- to Rs.2,00,000/-
Malcha Marg	375 sq.yds.	3 BR	<i>Rs.100,000/- to Rs.125,000/-</i>	Rs.1,50,000/- to Rs.3,00,000/-
Golf Links	375 sq.yds.	3 BR	<i>Rs.125,000/- to Rs.140,000/-</i>	Rs.2,00,000/- to Rs.3,00,000/-
Jorbagh	375 sq.yds.	3 BR	<i>Rs.125,000/- to Rs.150,000/-</i>	Rs.2,00,000/- to Rs.3,00,000/-
Hauz Khas Enclave	500 sq.yds.	4 BR	<i>Rs.90,000/- to Rs.120,000/-</i>	Rs.1,50,000/- to Rs.2,25,000/-
Panchsheel Park	500 sq.yds.	4 BR	<i>Rs.100,000/- to Rs.140,000/-</i>	Rs.1,50,000/- to Rs.2,25,000/-
Anand Lok	400 sq.yds.	4 BR	<i>Rs.90,000/- to Rs.120,000/-</i>	Rs.1,50,000/- to Rs.2,25,000/-
Safdarjung Enclave	500 sq.yds.	4 BR	<i>Rs.90,000/- to Rs.110,000/-</i>	Rs.1,25,000/- to Rs.1,50,000/-
Safdarjung Dev. Area	500 sq.yds.	4 BR	<i>Rs.100,000/- to Rs.130,000/-</i>	Rs.1,50,000/- to Rs.2,00,000/-

Contd....4

::4::

Location	Plot Size	Specifications	Rent per month in Oct 2005	Rent per month in April 2007
Green Park	500 sq.yds.	4 BR	<i>Rs.90,000/- to Rs.100,000/-</i>	Rs.1,25,000/- to Rs.1,50,000/-
Tata Apartments	2200 sq.ft. <u>Prithvi Raj Road</u>	3 BR Duplex	<i>Rs.175,000/- to Rs.225,000/-</i>	Rs.2,00,000/- to Rs.3,00,000/-
Ansal's Aurangzeb Road	2200 sq.ft.	3 BR	<i>Rs.100,000/- to Rs.110,000/-</i>	Rs.150,000/- to Rs.2,00,000/-
Ansal's Aurangzeb Road	4000 sq.ft.	4 BR	<i>Rs.2,00,000/- to Rs.2,25,000/-</i>	Rs.2,25,000/- To Rs.3,00,000/-

Designer Floor consists of 3 or 4 BR (Bedrooms) with attached bathrooms, balconies (subject to designed approved), Living Room, Family Lounge, Modular Kitchen and Servant Quarter.

The size is on approx basis and subject to measurements. This can vary building to building. Rentals can vary from Floor to Floor, Ground floor is always on the higher side and comes along with the basement in many cases.

Contd....5

::5::

The rentals mentioned above are for new or decent newly renovated floors. The rates can vary building to building depending upon:

- Quality of Construction
- Quality of interiors
- Age of the building
- Facilities provided by the landlord
- Location of the building
- Other Amenities, if any

Thanks for spending your valuable time in viewing this information.

This Article is written by : **Mr. Sunil Sahni**
Chief – Transactions
HSN Realty Services
sunil@hsgroup.com
Mob: 9811118118

If you have any valuable suggestions, we will be pleased to know about them. You can write directly to

Mr. Hitesh Sahni
CEO
HSN Realty Services
Email: info@hsgroup.com

Disclaimer:

We have put our best to compile the best of information to reach our valuable customers and people those who have interest in knowing the developments in Real Estate Market.

In no event shall HSN Realty Services, its affiliates, suppliers, partners, information providers, and their respective officers, directors, employees and agents or any third parties be liable for any damages whatsoever (including without limitation, incidental, consequential, exemplary damages, lost revenues, or damages resulting from lost data, inconvenience or business interruption) resulting from the use or inability to use the information on the website, and the content, whether based on warranty, contract, or any other legal theory.

In no event shall HSN Realty Services be liable to anyone for any decision made or action taken by anyone in reliance on this information or any of its content mentioned above.

The Company HSN Realty Services or any of its Employee / representative holds no responsibility in any error of information or details mentioned on the site.

Source: HSN Realty Services