



2007

fourth quarter report

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A comprehensive analysis of Chandigarh residential real estate market



Welcome

The last report in the series of Quarterly Reports for the year 2007, PropertyVertical.com is glad to release the Fourth Quarter Report, a comprehensive research analysis in its real sense of Chandigarh residential real estate scenario. This report not only covers the data for the fourth quarter but also compares the same with all the previous three quarters giving the reader a complete view of the latest in the real estate market.

The authenticity and reliability of data being the prime concern of PropertyVertical.com, we have collected and used the data from Estate Office Chandigarh. Keeping it as the base, this is then compared and analyzed with the prevailing market conditions.

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Introduction

The year 2007 ended with little rejoice in the residential real estate market in North India. This year witnessed enormous fluctuations in the market with falling of the prices in the second quarter and then with a relief in the third and fourth quarters.

Open market scenario:

Chandigarh

The trajectory of the rate graph in Chandigarh for the year has been downwards till second quarter and then upwards in third and fourth quarter. Owing to the already exorbitant prices of residential properties in Chandigarh, the movement and the appreciation has not been much.

For instance taking the prices of a 10 marla property in view, the same stood for Rs. 70,000 per sq yard in first quarter and Rs 62,000 per sq yard in the fourth quarter.

Suburbs

Whereas in the suburbs, the appreciation has been significant and the prices are even higher than they were in first quarter. There is scope for appreciation in prices in suburbs as compared to Chandigarh which are already touching the sky.

For instance, talking about the prices of same property area (10 marla) in Mohali, it was valued for Rs. 30,000 per sq yard in first quarter and Rs 35,000 per sq yard in the fourth quarter. In Zirakpur, it was for Rs 8,000 per sq yard in first quarter and Rs 10,000 per sq yard in the last quarter. In Kharar too, the price appreciated from Rs 9,500 per sq yard in first quarter to Rs. 11,000 per sq yard in fourth quarter.

New Developments:

This year there has not been much foraying of developers in Chandigarh and suburbs as till the end of last year i.e. 2006, the region had already witnessed entry of almost all the major developers of North India. Now those projects are about to start construction with many already under different phases of construction. Today there are various options for an investor or a person seeking a flat/villa or plot with price range from mere Rs 9 lakhs to Rs 1.1 crores.

Commercial

The commercial segment has a different story to tell. The rates of commercial properties entirely depend upon the development in the vicinity as well as its accessibility from major locations. For instance the commercial properties on the Kharar- Banur road had appreciated but inside Sunny Enclave the rates are static and even low at some points. The infrastructure too has its own role to play in deciding the rates. The commercial property on Zirakpur-Kalka road the price of a commercial property appreciated from Rs 20 lakhs to Rs 1 crore since the development of the highway whereas, on the same stretch where the property came under demolition due to expansion of the highway, the demand was nil.

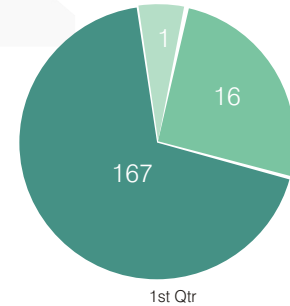
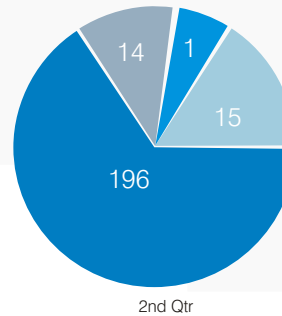
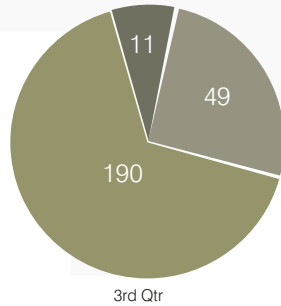
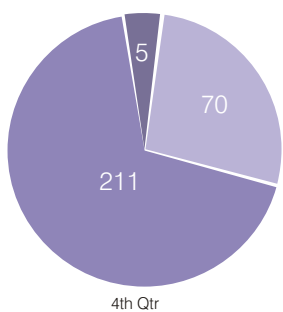
In Chandigarh, the commercial properties witnessed a downfall in the rates in this one year. A commercial property in Sector 34 which was for Rs 18 crores depreciated to Rs 14 crores. A same time, in sector 43 where an SCO was around 8 crore, touched new heights of Rs 14 crore, just equal to Sectors 34/35 due to the development of ISBT(Inter State Bus Terminus) there.

Number and types of deeds registered in Chandigarh:

Types of deed registered:

Types of deed	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
Sale deeds :	211	190	196	167
Gift Deed :	5	11	15	16
ASD:	--	–	1	--
Transfer deed :	70	49	14	1

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The trend clearly visible from the data collected from the Estate Office is in favour of sale deed. As in all the four quarters throughout the year 2007, sale deed scored the highest percentage as compared to other types of deed.

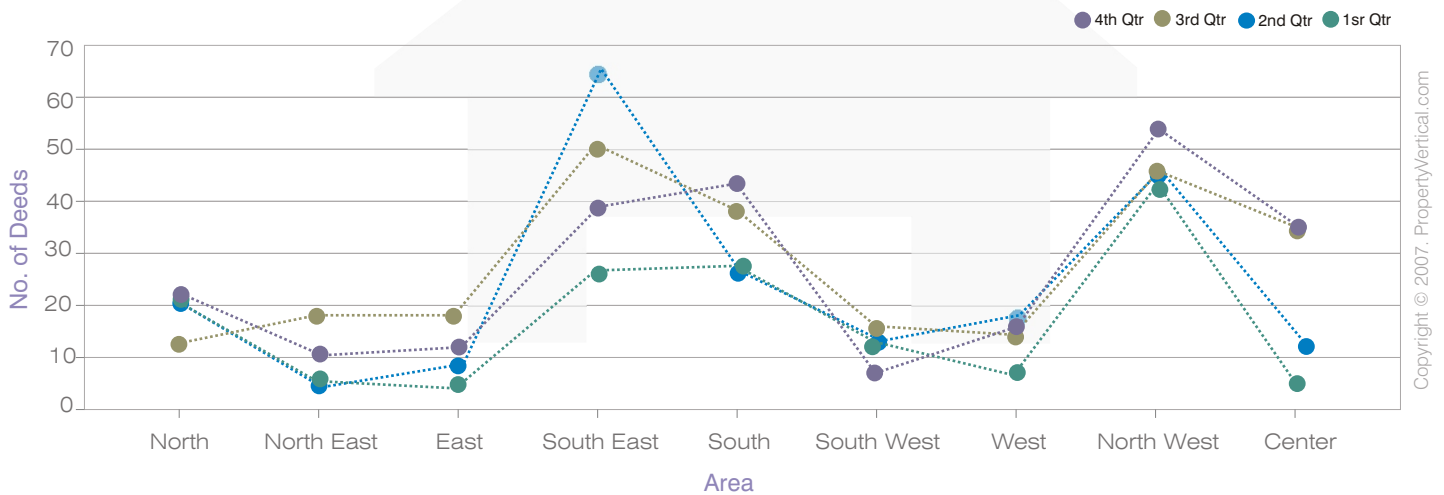
Even though the registration charges are 6% of the registered amount for sale deed and only 1% for gift deed in Chandigarh, maximum deeds have been for sale. This inclination towards sale deed manifests the following points:

- (i) Sale deed is the only instrument for 100% assurance of property transfer
- (ii) Sale deed is the basis of sale-purchase of real estate
- (iii) Open sale purchase has been noticed in the market in blood relations in the third and fourth quarters as 49 and 70 transfer deeds were recorded respectively as per family transfers etc.



No of deeds per location

Location	North	North East	East	South East	South	South West	West	North West	Center
4th Qtr	22	11	13	39	44	8	17	54	36
3rd Qtr	12	19	19	50	39	16	14	44	35
2nd Qtr	20	6	9	64	28	13	18	45	12
1st Qtr	20	6	6	27	28	12	8	43	4



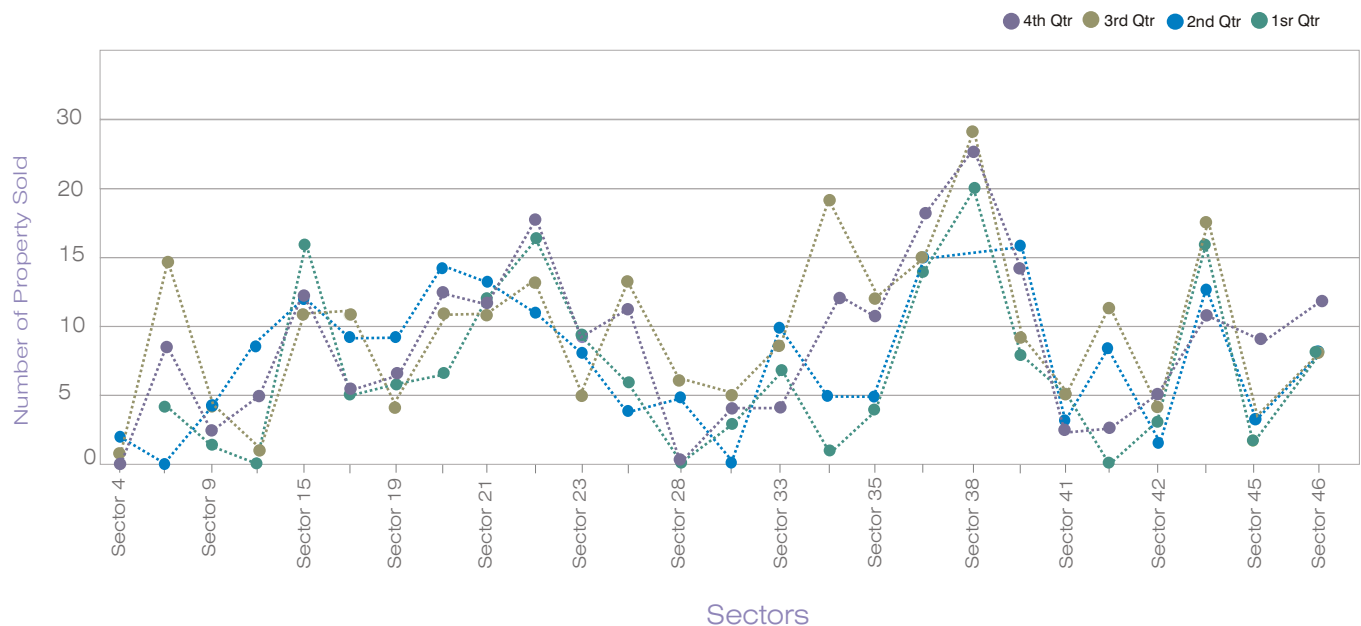
- The maximum number of deeds or the open market dealings i.e. 54 was in the North West sectors that includes sector 23, 24, 25, 37 and 38. The reasons attributed to this are cheaper property rates as compared to other central and main sectors. These sectors had shown a similar trend in the other quarters too.

- The southern sectors like 44,45,46,47,48,49 and 50 recorded the second highest registries in the last quarter.



Number of Deeds vis a vis the sectors: A quarterly comparative analysis

Sectors	Number of deeds 4th Qtr	Number of deeds 3rd Qtr	Number of deeds 2nd Qtr	Number of deeds 1st Qtr
Sector 4	0	1	2	0
Sector 8	8	14	0	4
Sector 9	3	4	4	2
Sector 11	5	1	8	0
Sector 15	12	11	12	16
Sector 16	5	0	0	0
Sector 18	6	11	9	5
Sector 19	7	4	9	6
Sector 20	13	11	14	7
Sector 21	12	11	13	12
Sector 22	18	13	11	17
Sector 23	9	5	7	9
Sector 27	12	13	4	6
Sector 28	1	6	5	0
Sector 32	4	5	0	3
Sector 33	4	8	10	7
Sector 34	12	19	5	1
Sector 35	11	22	5	4
Sector 37	18	15	15	14
Sector 38	27	24	23	20
Sector 40	14	9	16	8
Sector 41	3	5	3	5
Sector 43	3	12	8	0
Sector 42	5	4	2	3
Sector 44	11	17	13	16
Sector 45	9	3	3	2
Sector 46	12	7	7	7



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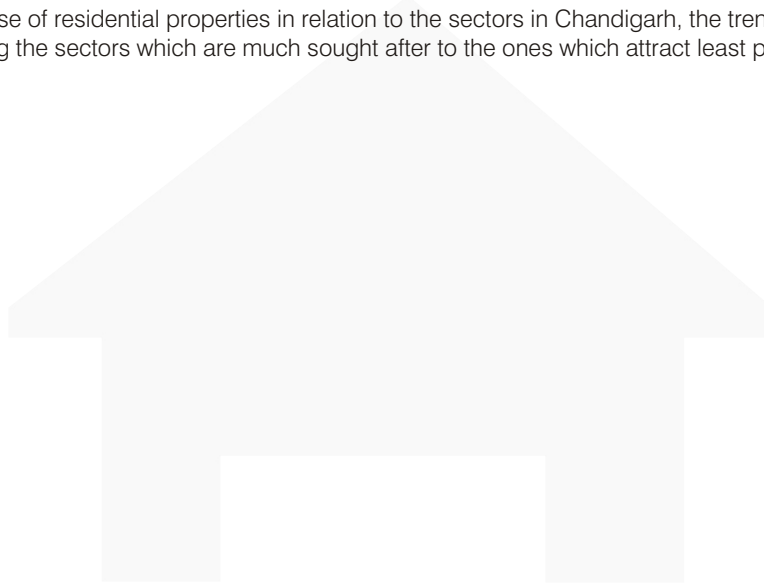
Keeping in view the trend of maximum number of sale purchase of residential properties, in all the four quarters Sector 38 recorded the highest number of deeds. This clearly shows a preference towards this sector.

The research throws light on the reasons attributed to this as:

(i) 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.

(ii) 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.

Talking about the sale-purchase of residential properties in relation to the sectors in Chandigarh, the trend has been very similar in all the four quarters showing the sectors which are much sought after to the ones which attract least property movement.





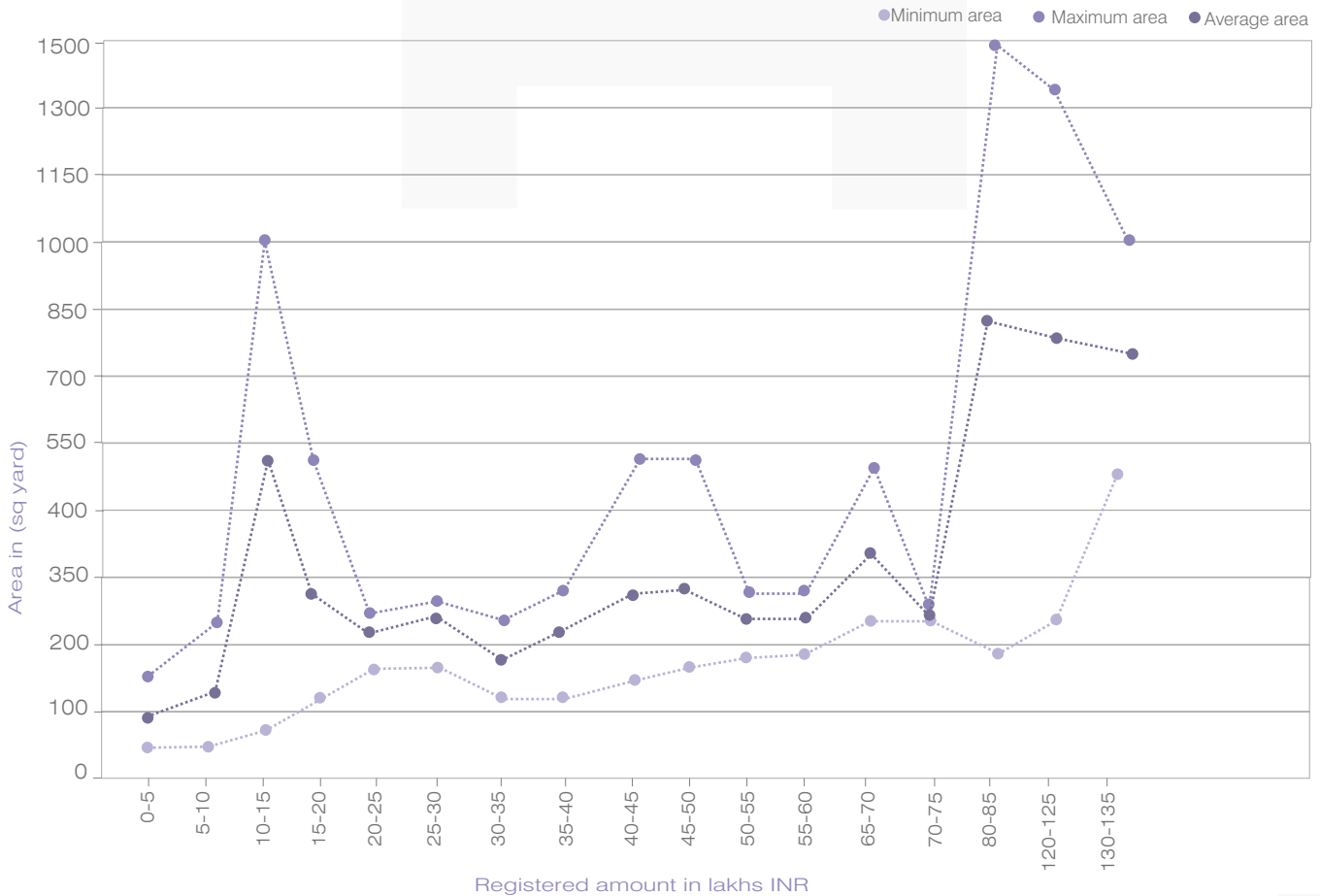
Variations in the property area with respect to the registered amount in Chandigarh:

Registered Amount (lakhs, INR)	Area (sq yards)		
	Minimum	Maximum	Average
0 to 5	47	152	99
5 to 10	47	257	128
10 to 15	84	1000	524
15 to 20	122	528	325
20 to 25	169	269	219
25 to 30	169	300	234
30 to 35	122	250	186
35 to 40	122	338	230
40 to 45	150	528	339
45 to 50	169	528	348
50 to 55	189	338	263
55 to 60	197	338	267
65 to 70	249	500	374
70 to 75	249	257	253
80 to 85	192	1497	844
120-125	257	1333	795
130 to 135	499	1000	749

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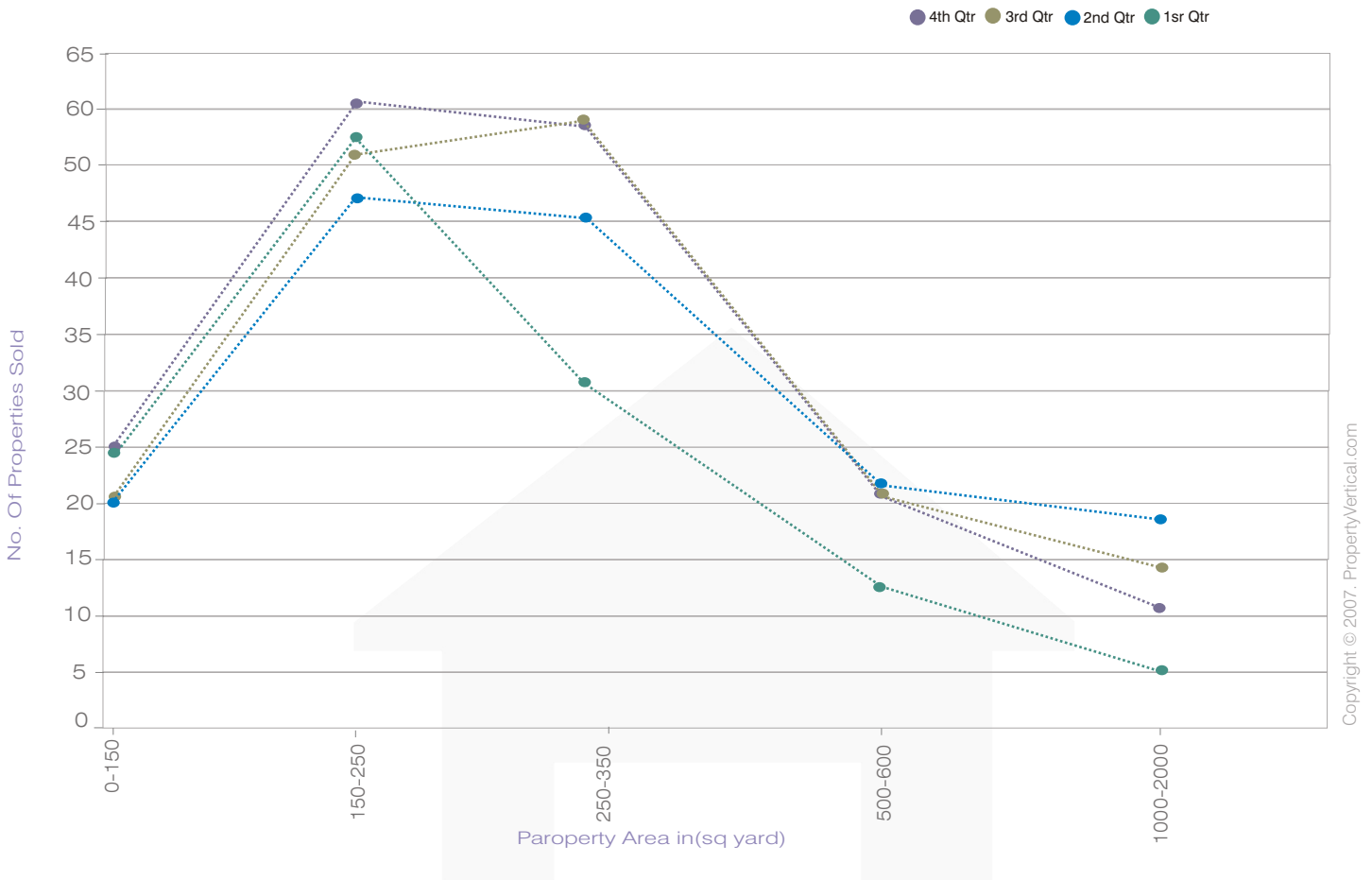
The highest average area was 844 sq yards in the registered rate category of Rs 80-85 lakhs. This average area was calculated taking the minimum area of 192 sq yards and the maximum of 1497 sq yards. This huge difference in the area range proves that irrespective of the property area, registries are done at the minimum possible registered amount in an attempt to evade registry charges which are 6% (for sale deed) on the registered amount

No of properties registered with respect to the property area



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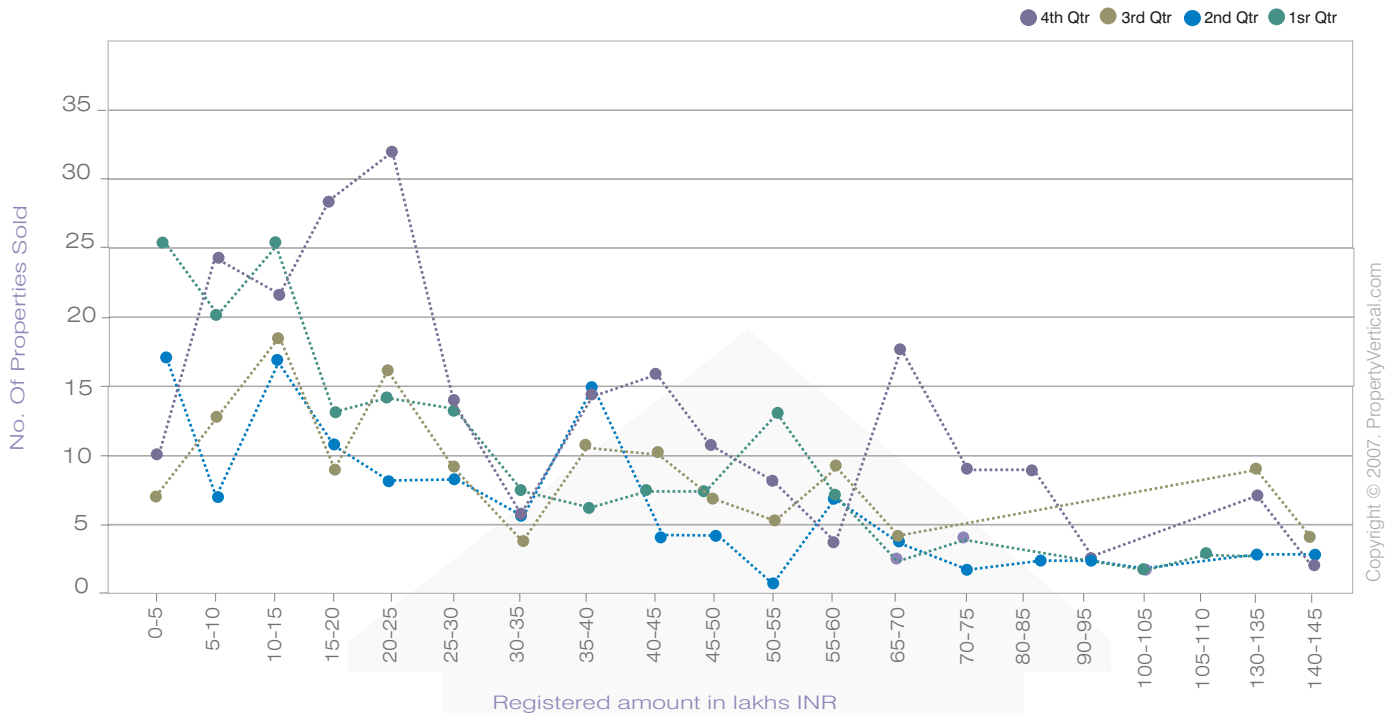
No. of properties registered vis-à-vis the area of property in Chandigarh:



After the study of data for all the quarters, the conclusion drawn was that residential property area of 200-300 sq yards or 8 to 12 marlas is preferred the most in comparison to other property area. As the demand is more consequently the rates for this category of property area is also the highest.



No. of properties registered vis-à-vis the registered amount in Chandigarh:



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- The highest number of sale-purchase of residential properties was between the registered amount of Rs 20 to 25 lakhs. The second highest number of deeds registered was in the bracket Rs 15-20 lakhs.
- The lowest number was in the bracket of Rs 95-100 lakhs.
- The same phenomenon of maximum sale purchase of residential properties at lowest possible amounts was reported in the other quarters too. From the graph above the point is clear that as the amount increases the number of registries decreases.
- 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.



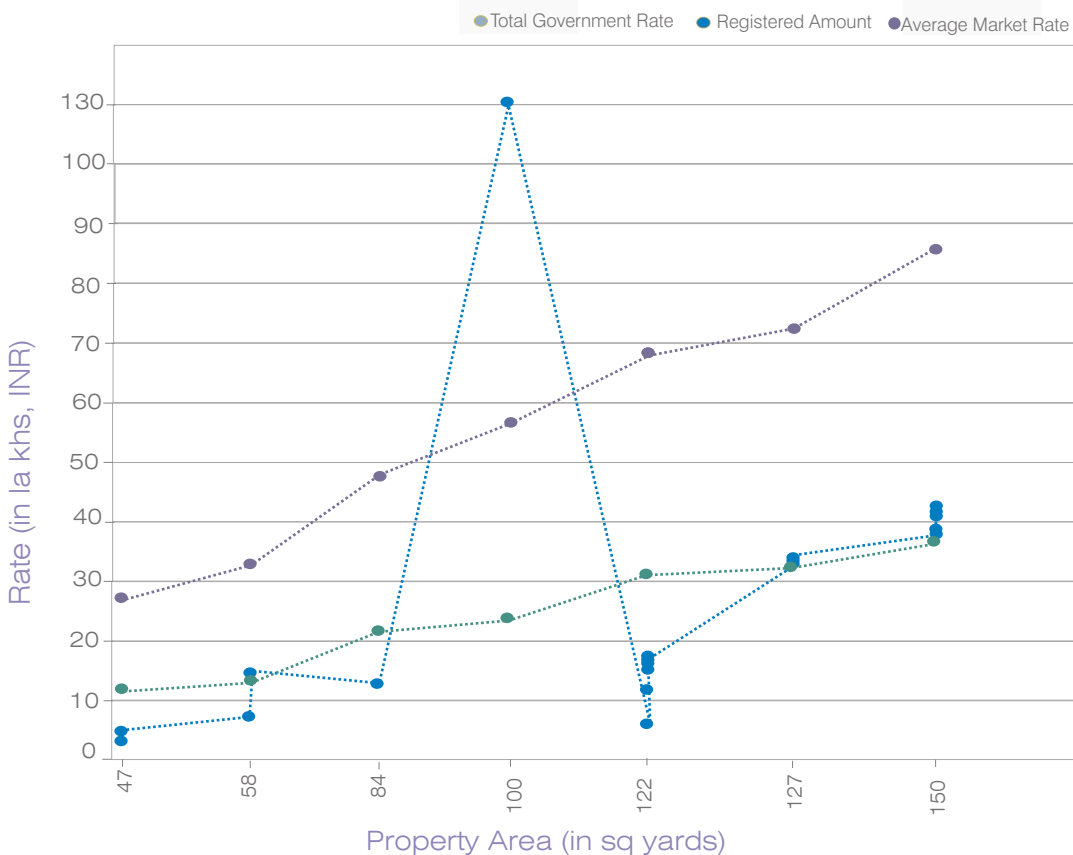
Chandigarh Market Comparison

The tables and graphs below show the total government rates (@ Rs 24,960/ per sq yard), average market Rates and the registered amounts for various areas of residential properties.

(i) For the area 0-150 sq yards

Property area	Total Government rate (Area x gvt rate/sq yrd)	Average Market Rate	Registered Amount
47	11,73,120	26,79,000	4,00,000
47	11,73,120	26,79,000	6,10,000
58	14,47,680	33,06,000	7,80,000
58	14,47,680	33,06,000	15,00,000
84	20,96,640	47,88,000	12,50,000
100	24,96,000	57,00,000	1,30,00,000
122	30,45,120	69,54,000	6,83,625
122	30,45,120	69,54,000	12,86,490
122	30,45,120	69,54,000	16,75,000
122	30,45,120	69,54,000	17,15,000
122	30,45,120	69,54,000	17,71,965
122	30,45,120	69,54,000	17,76,000
127	31,69,920	72,39,000	33,65,623
127	31,69,920	72,39,000	36,46,180
127	31,69,920	72,39,000	36,68,125
150	37,44,000	85,50,000	39,46,500
150	37,44,000	85,50,000	39,69,000
150	37,44,000	85,50,000	40,95,302
150	37,44,000	85,50,000	41,69,000
150	37,44,000	85,50,000	42,44,000
150	37,44,000	85,50,000	42,44,000

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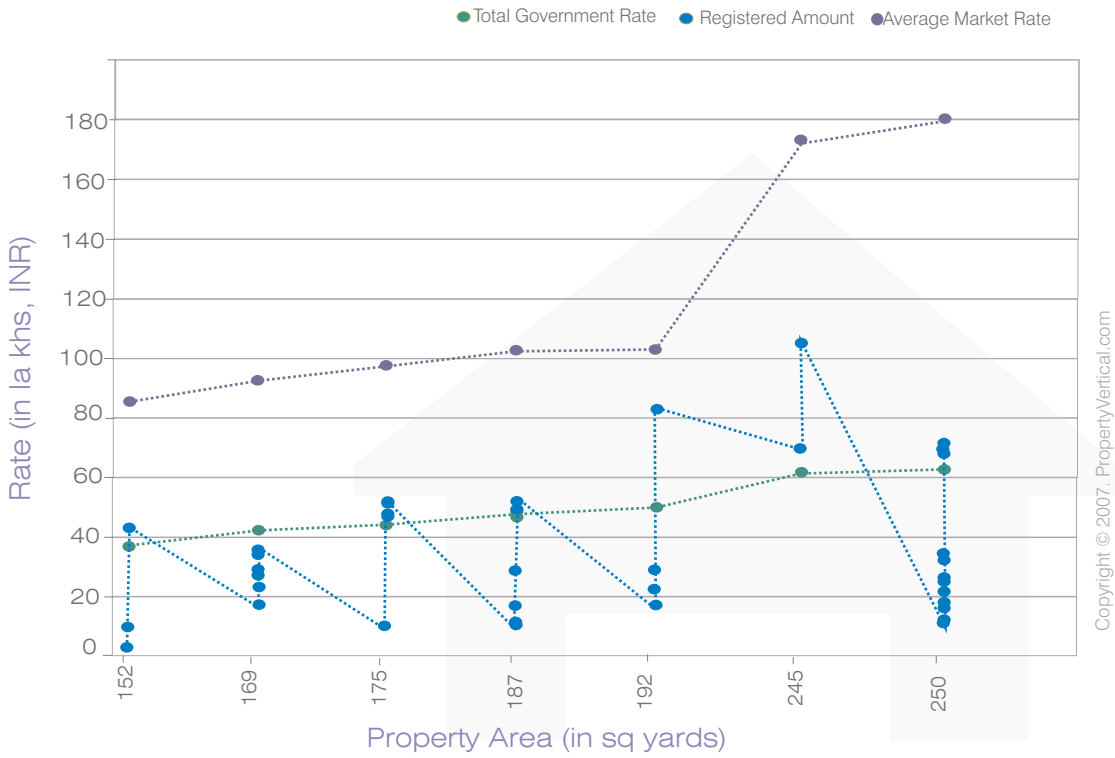
**Chandigarh Market Comparison**

(ii) For the area 150-250 sq yards

Property area	Total Government rate (Area x gvt rate/sq yrd)	Average Market Rate	Registered Amount
152	37,93,920	8664000	42,17,850
152	37,93,920	8664000	8,47,137
152	37,93,920	8664000	37,85,683
169	42,18,240	96,33,000	19,00,000
169	42,18,240	96,33,000	23,40,000
169	42,18,240	96,33,000	27,00,000
169	42,18,240	96,33,000	30,00,000
169	42,18,240	96,33,000	35,97,000
169	42,18,240	96,33,000	36,86,000
175	43,68,000	99,75,000	10,00,000
175	43,68,000	99,75,000	46,00,904
175	43,68,000	99,75,000	46,15,000
175	43,68,000	99,75,000	49,04,480
175	43,68,000	99,75,000	49,04,452
187	46,67,520	1,06,59,000	10,80,000
187	46,67,520	1,06,59,000	12,00,000
187	46,67,520	1,06,59,000	17,50,000
187	46,67,520	1,06,59,000	27,00,000
187	46,67,520	1,06,59,000	49,07,286
187	46,67,520	1,06,59,000	51,28,931
192	47,92,320	1,09,44,000	18,00,000
192	47,92,320	1,09,44,000	22,00,000
192	47,92,320	1,09,44,000	27,21,160
192	47,92,320	1,09,44,000	82,40,820
245	61,15,200	1,76,40,000	69,20,000
245	61,15,200	1,76,40,000	1,05,00,000
250	62,40,000	1,80,00,000	13,20,000
250	62,40,000	1,80,00,000	13,58,000
250	62,40,000	1,80,00,000	15,00,000
250	62,40,000	1,80,00,000	17,31,625
250	62,40,000	1,80,00,000	20,00,000
250	62,40,000	1,80,00,000	24,00,000
250	62,40,000	1,80,00,000	24,80,000
250	62,40,000	1,80,00,000	33,95,000
250	62,40,000	1,80,00,000	35,00,000
250	62,40,000	1,80,00,000	67,75,024
250	62,40,000	1,80,00,000	68,50,000
250	62,40,000	1,80,00,000	70,00,000
250	62,40,000	1,80,00,000	70,82,500

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(ii) For the area 150-250 sq yards



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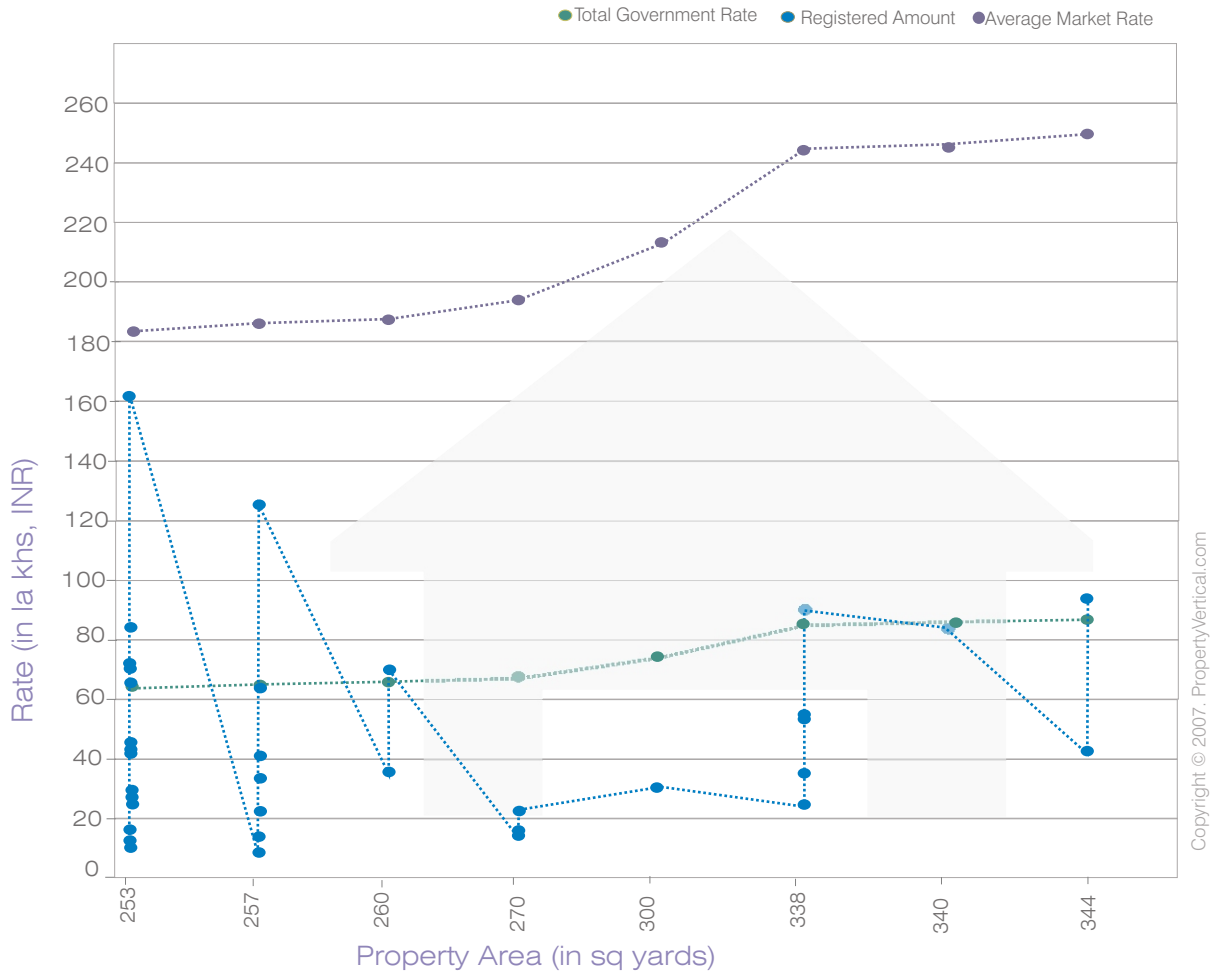


(iii) For the area 250-350 sq yards

Property area	Total Government rate (Area x gvt rate/sq yrd)	Average Market Rate	Registered Amount
253	63,14,880	1,82,16,000	13,00,000
253	63,14,880	1,82,16,000	16,10,000
253	63,14,880	1,82,16,000	18,00,000
253	63,14,880	1,82,16,000	24,79,496
253	63,14,880	1,82,16,000	25,50,000
253	63,14,880	1,82,16,000	26,00,000
253	63,14,880	1,82,16,000	41,00,000
253	63,14,880	1,82,16,000	41,65,000
253	63,14,880	1,82,16,000	45,04,500
253	63,14,880	1,82,16,000	65,77,360
253	63,14,880	1,82,16,000	69,50,000
253	63,14,880	1,82,16,000	70,07,360
253	63,14,880	1,82,16,000	83,00,000
253	63,14,880	1,82,16,000	83,27,360
253	63,14,880	1,82,16,000	1,60,00,000
257	64,14,720	1,85,04,000	10,00,000
257	64,14,720	1,85,04,000	14,66,620
257	64,14,720	1,85,04,000	21,50,000
257	64,14,720	1,85,04,000	35,87,991
257	64,14,720	1,85,04,000	40,06,110
257	64,14,720	1,85,04,000	73,28,420
257	64,14,720	1,85,04,000	1,24,71,016
260	64,89,600	1,87,20,000	38,00,000
260	64,89,600	1,87,20,000	68,40,000
270	67,39,200	1,94,40,000	14,11,720
270	67,39,200	1,94,40,000	15,09,895
270	67,39,200	1,94,40,000	21,67,343
300	74,88,000	2,16,00,000	30,00,000
338	84,36,480	2,43,36,000	24,00,000
338	84,36,480	2,43,36,000	35,46,000
338	84,36,480	2,43,36,000	54,98,830
338	84,36,480	2,43,36,000	88,92,730
338	84,36,480	2,43,36,000	55,50,000
340	84,86,400	2,44,80,000	84,86,400
344	85,86,240	2,47,68,000	41,38,680
344	85,86,240	2,47,68,000	92,00,000

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(iii) For the area 250-350 sq yards



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(iv) For the area 500-600 sq yards

Property area	Total Government rate (Area x gvt rate/sq yrd)	Average Market Rate	Registered Amount
500	1,24,80,000	3,15,00,000	42,00,000
500	1,24,80,000	3,15,00,000	64,90,000
500	1,24,80,000	3,15,00,000	67,40,000
500	1,24,80,000	3,15,00,000	1,33,40,000
500	1,24,80,000	3,15,00,000	1,35,00,000
500	1,24,80,000	3,15,00,000	1,37,50,000
500	1,24,80,000	3,15,00,000	1,40,00,000
500	1,24,80,000	3,15,00,000	1,50,00,000
500	1,24,80,000	3,15,00,000	1,60,00,000
500	1,24,80,000	3,15,00,000	2,80,00,000
528	1,31,78,880	3,32,64,000	18,00,000
528	1,31,78,880	3,32,64,000	42,00,000
528	1,31,78,880	3,32,64,000	46,98,208
528	1,31,78,880	3,32,64,000	1,37,72,880
528	1,31,78,880	3,32,64,000	1,90,00,000
535	1,33,53,600	3,37,05,000	85,00,000
580	1,44,76,800	3,65,40,000	1,45,00,268

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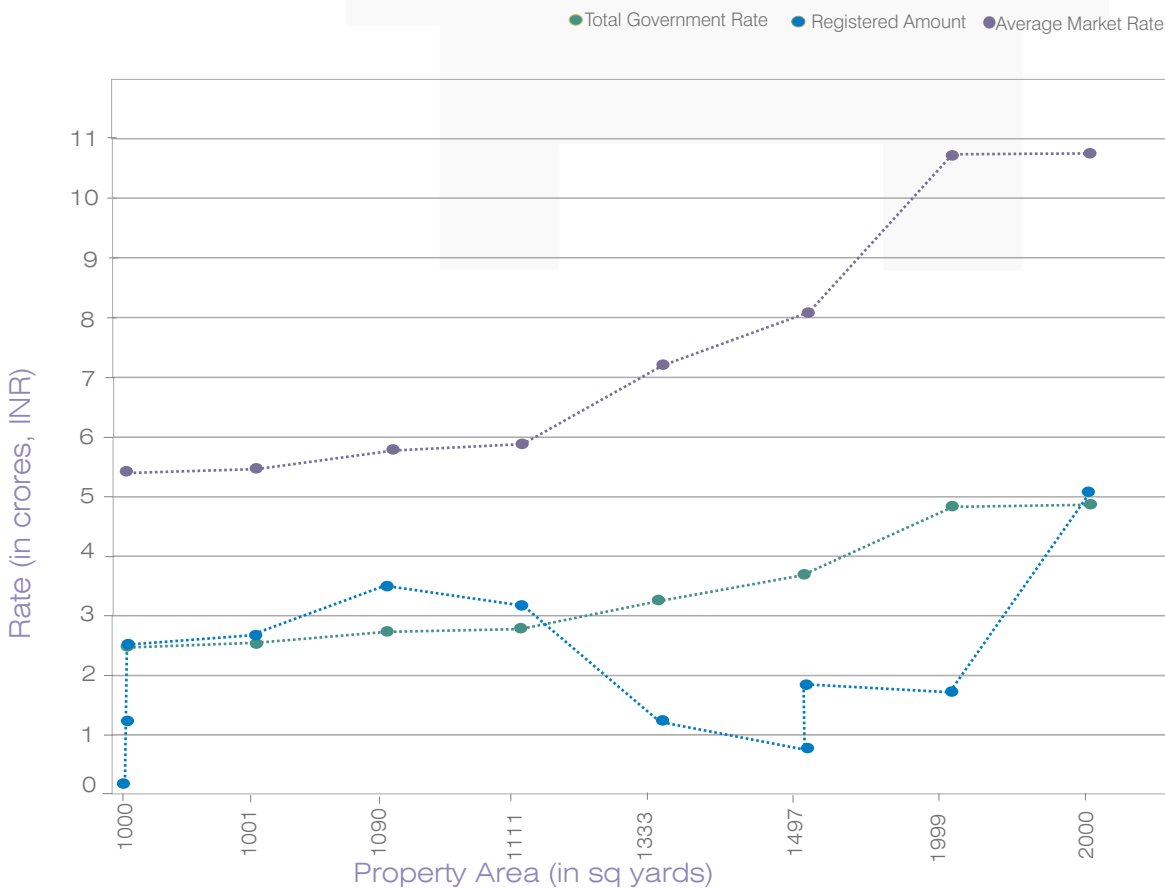
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(v) For the area 1000-2000 sq yards

Property area	Total Government rate (Area x gvt rate/sq yrd)	Average Market Rate	Registered Amount
1000	2,49,60,000	5,40,00,000	14,18,781
1000	2,49,60,000	5,40,00,000	1,32,33,740
1000	2,49,60,000	5,40,00,000	2,60,00,000
1001	2,49,84,960	5,40,54,000	2,70,00,000
1090	2,72,06,400	5,88,60,000	3,50,00,000
1111	2,77,30,560	5,99,94,000	3,15,00,000
1333	3,32,71,680	7,19,82,000	1,23,26,685
1497	3,73,65,120	8,08,38,000	85,00,000
1497	3,73,65,120	8,08,38,000	1,90,86,371
1999	4,98,95,040	10,79,46,000	1,70,00,000
2000	4,99,20,000	10,80,00,000	5,05,45,000

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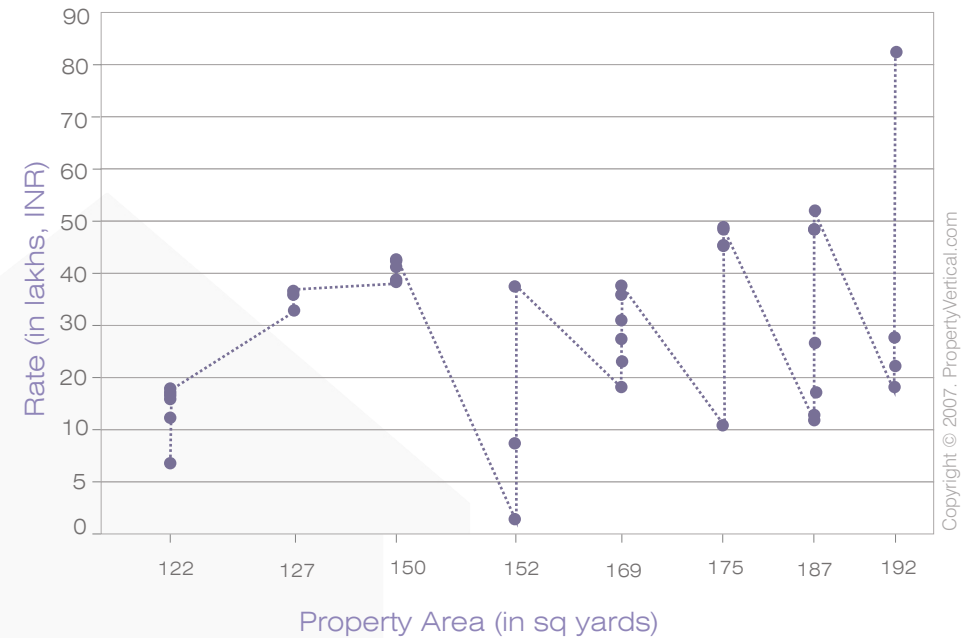


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The variations in the Registered Amount with the same residential property area in Chandigarh

(i) For the area 100-200 sq yards

Property area	Registered Amount
122	6,83,625
122	12,86,490
122	16,75,000
122	17,15,000
122	17,71,965
122	17,76,000
127	33,65,623
127	36,46,180
127	36,68,125
150	39,46,500
150	39,69,000
150	40,95,302
150	41,69,000
150	42,44,000
150	42,44,000
152	2,17,850
152	8,47,137
152	37,85,683
169	19,00,000
169	23,40,000
169	27,00,000
169	30,00,000
169	35,97,000
169	36,86,000
175	10,00,000
175	46,00,904
175	46,15,000
175	49,04,480
175	49,04,452
187	10,80,000
187	12,00,000
187	17,50,000
187	27,00,000
187	49,07,286
187	51,28,931
192	18,00,000
192	22,00,000
192	27,21,160
192	82,40,820



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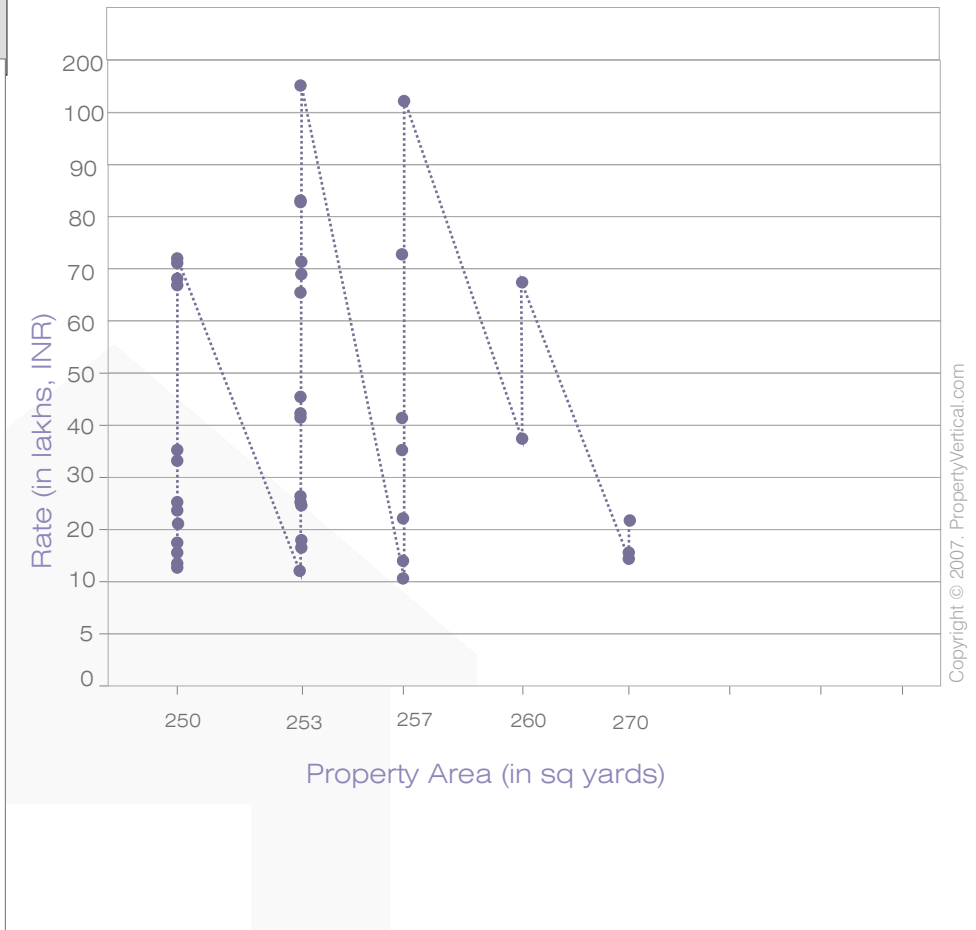
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The variations in the Registered Amount with the same residential property area in Chandigarh

(ii) For the area 200-300 sq yards

Property area	Registered Amount
250	13,20,000
250	13,58,000
250	15,00,000
250	17,31,625
250	20,00,000
250	24,00,000
250	24,80,000
250	33,95,000
250	35,00,000
250	67,75,024
250	68,50,000
250	70,00,000
250	70,82,500
253	13,00,000
253	16,10,000
253	18,00,000
253	24,79,496
253	25,50,000
253	26,00,000
253	41,00,000
253	41,65,000
253	45,04,500
253	65,77,360
253	69,50,000
253	70,07,360
253	83,00,000
253	83,27,360
253	1,60,00,000
257	10,00,000
257	14,66,620
257	21,50,000
257	35,87,991
257	40,06,110
257	73,28,420
257	1,24,71,016
260	38,00,000
260	68,40,000
270	14,11,720
270	15,09,895
270	21,67,343



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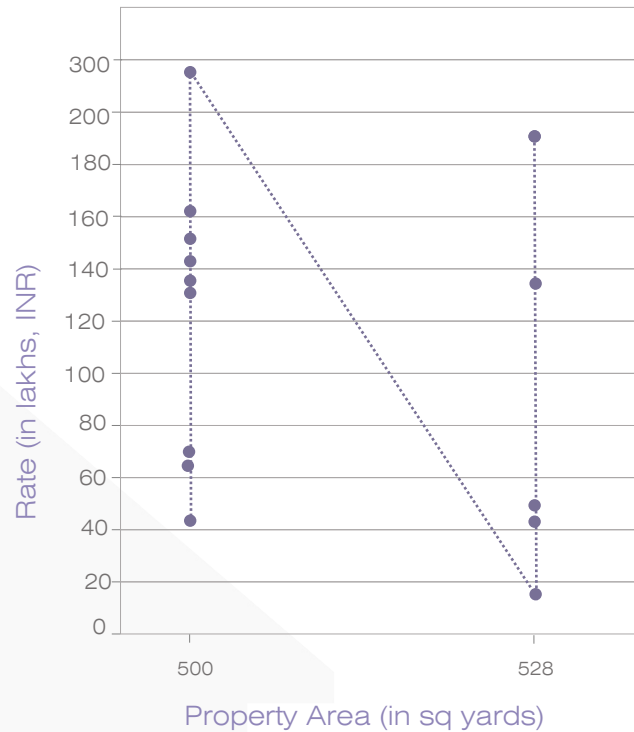


The variations in the Registered Amount with the same residential property area in Chandigarh

(iii) For the area 500-600 sq yards

Property area	Registered Amount
500	42,00,000
500	64,90,000
500	67,40,000
500	1,33,40,000
500	1,35,00,000
500	1,37,50,000
500	1,40,00,000
500	1,50,00,000
500	1,60,00,000
500	2,80,00,000
528	18,00,000
528	42,00,000
528	46,98,208
528	1,37,72,880
528	1,90,00,000

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The same property area was registered with variations in the registered amount in all the four quarters. This can be attributed due to 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, variations in the property rate were noticed.
- 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 residential real estate index for each region for more transparency and uniformity in the real estate sector.



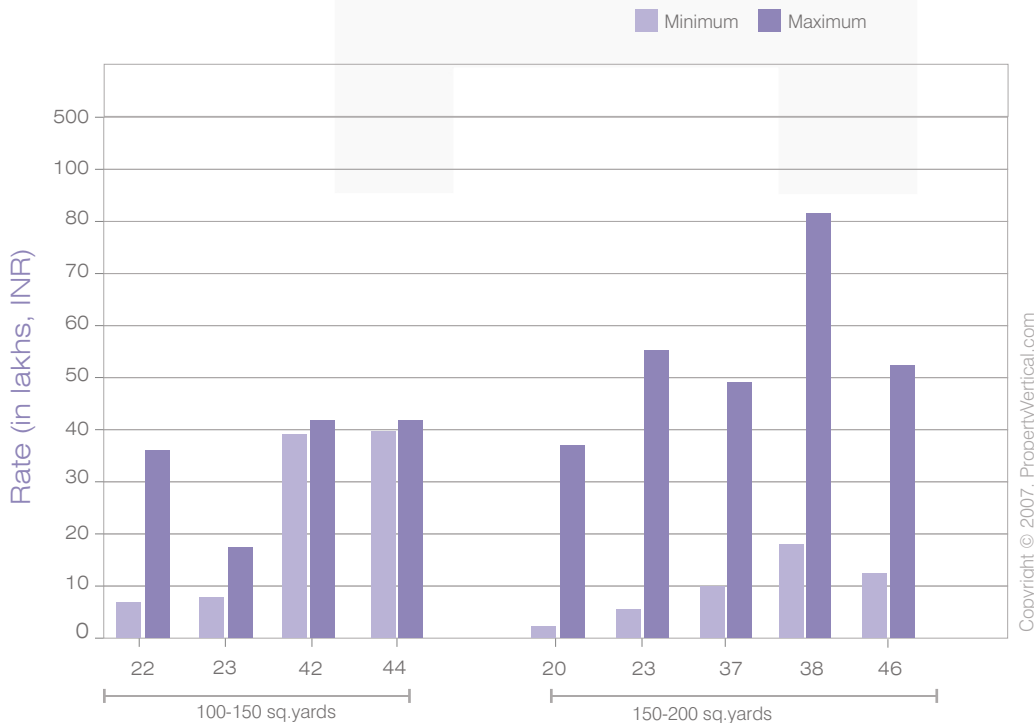
Variations in the registered amount in Chandigarh sector wise

(i) For the area 100-150 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
22	6,83,625	36,68,125
23	7,25,000	17,52,432
42	39,46,500	42,44,000
44	39,69,000	42,44,000

(ii) For the area 150-200 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
20	2,17,850	37,85,683
23	5,45,000	55,50,745
37	10,00,000	49,04,480
38	18,00,000	82,40,820
46	12,00,000	51,95,000



Sectors in Chandigarh



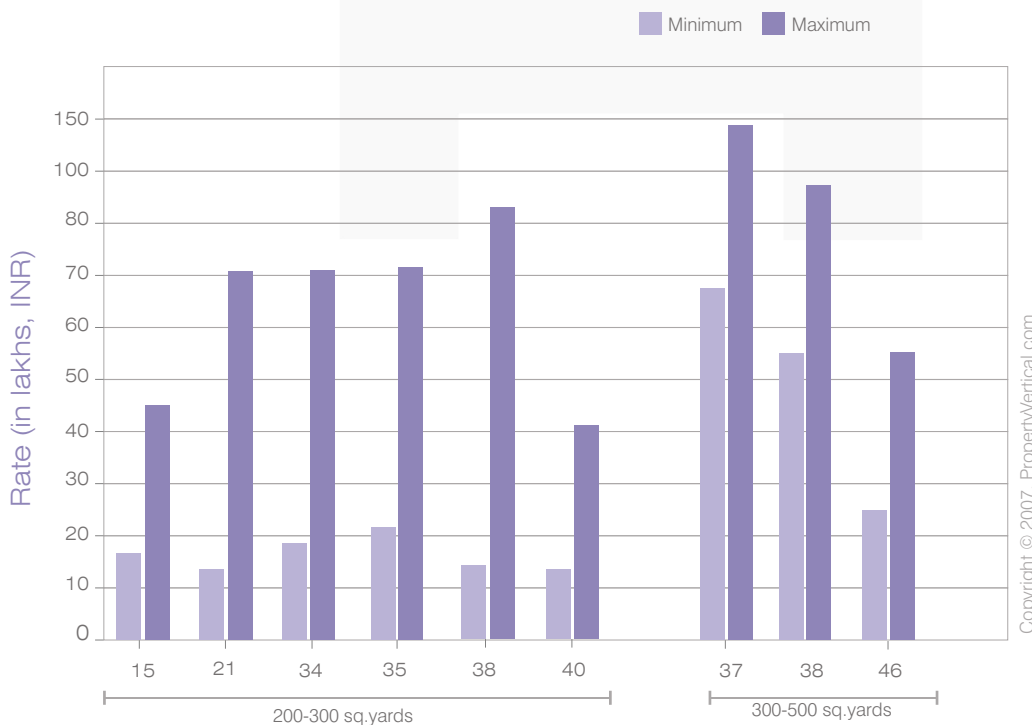
Variations in the registered amount in Chandigarh sector wise

(iii) For the area 200-300 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
15	16,94,000	45,00,000
21	13,58,000	70,82,500
34	18,00,000	70,92,360
35	22,00,000	71,00,000
38	14,11,720	83,27,360
40	13,00,000	41,65,000

(iv) For the area 300-500 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
8	67,40,000	1,40,00,000
34	54,98,830	92,00,000
40	24,00,000	55,50,000



Sectors in Chandigarh



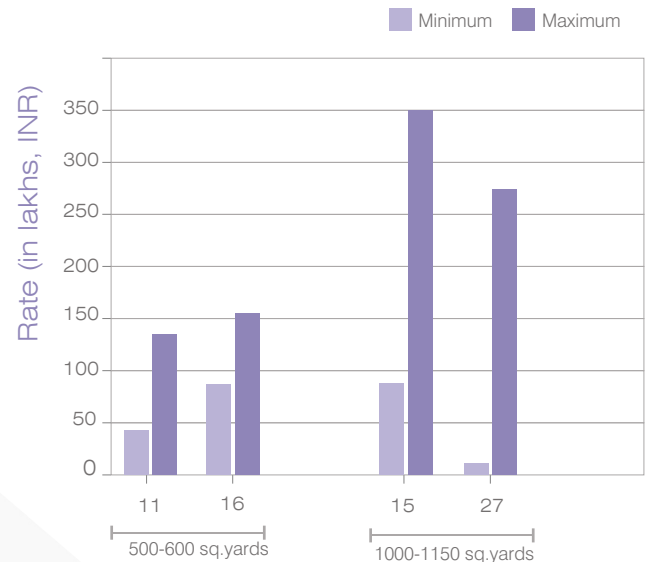
Variations in the registered amount in Chandigarh sector wise

(v) For the area 500-600 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
11	44,66,666	1,35,00,000
16	85,00,000	1,54,02,550

(vi) For the area 1000-1150 sq yards

Sector	Registered amount (in lakh, INR)	
	Minimum Amount	Maximum Amount
15	85,00,000	3,50,00,000
27	14,18,781	2,70,00,000



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Sectors in Chandigarh

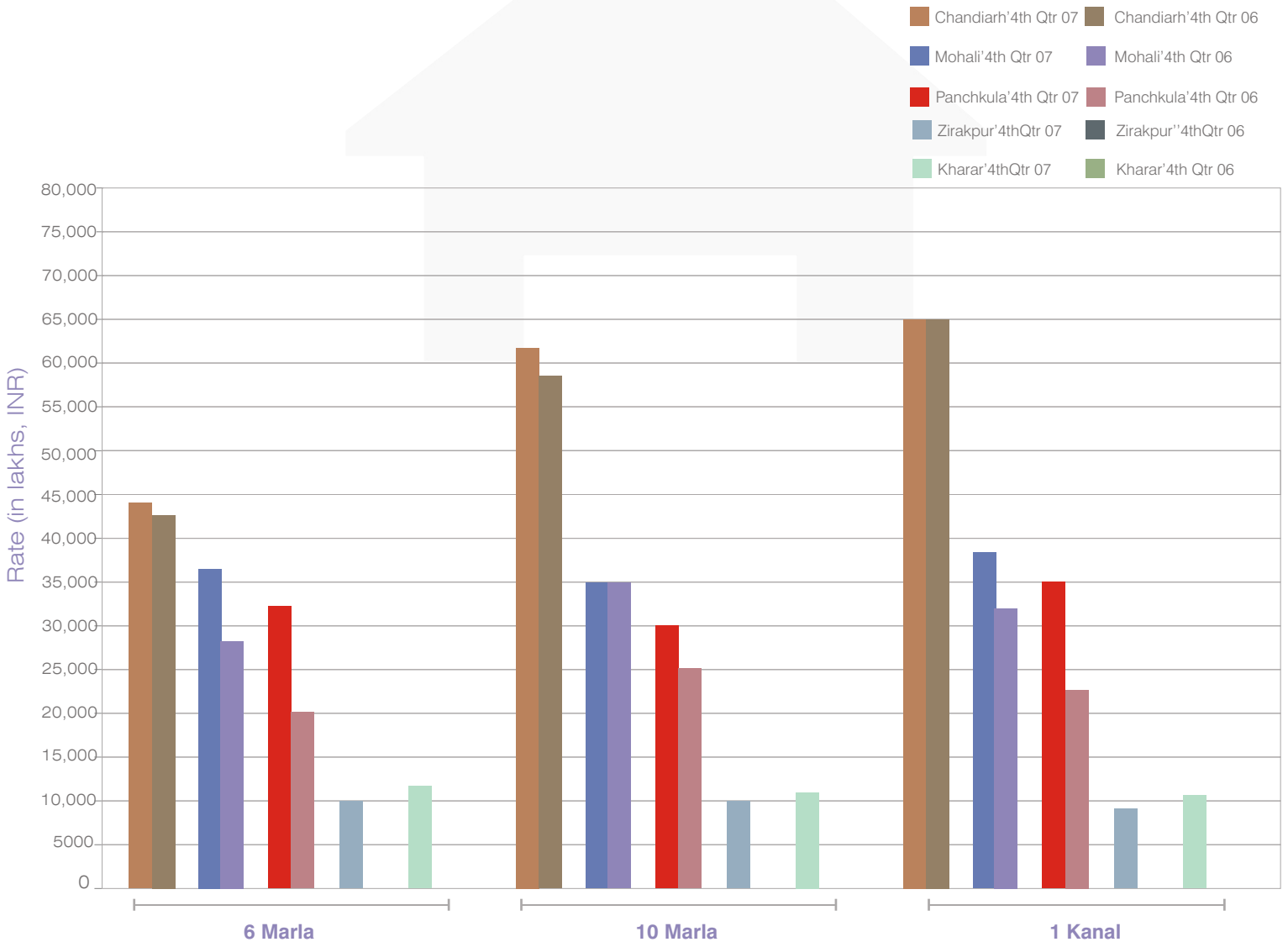
The residential properties i.e. plots, houses or flats were registered at different amounts. To project this variation, the registered amounts are shown in minimum and maximum amounts highlighting wide range of the differences within the same sectors. For instance, in sector 27 for the property area of the range 1000-1150 sq yards the minimum and the maximum amount were Rs 14.18 lakhs and 2.7 crores respectively. The reasons for this phenomenon can be the property location, the capacity and will of the buyer to buy the property and the year of construction if it's a built-up house, etc.



Sub-urban Market Comparison:

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

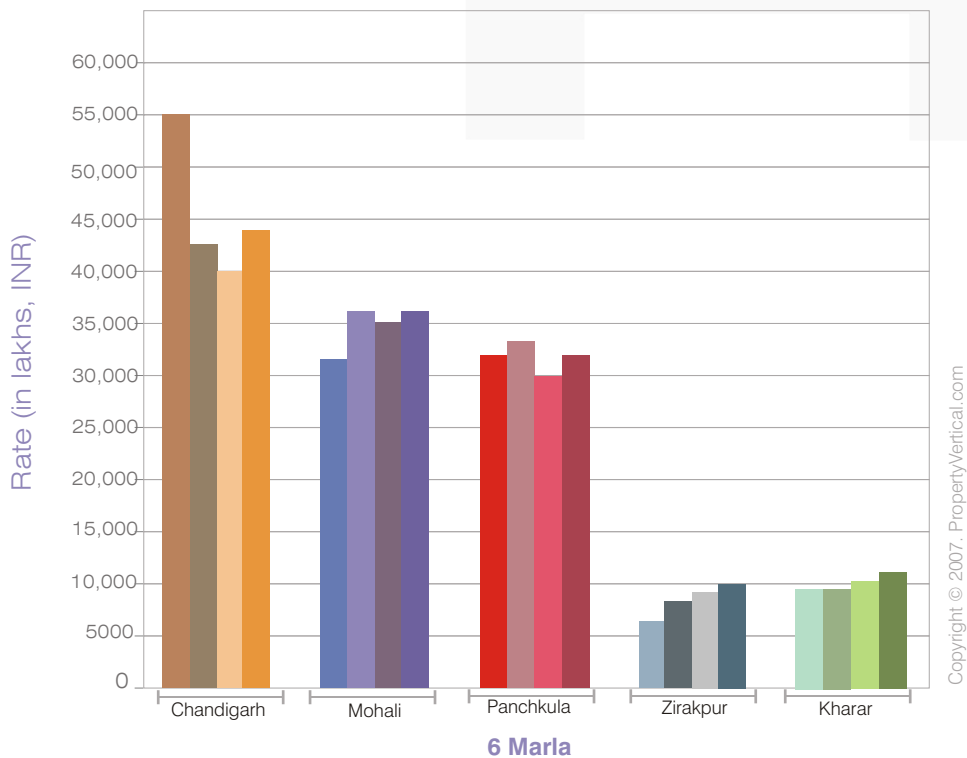
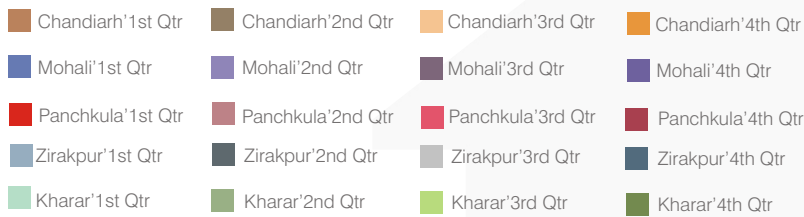
Location	Property area					
	6 marla		10 marla		1 kanal	
	4th Qtr 2007	4th Qtr 2006	4th Qtr 2007	4th Qtr 2006	4th Qtr 2007	4th Qtr 2006
Chandigarh	44,000/sq yard	43,000/sq yard	62,000/sq yard	58,000/sq yard	65,000/sq yard	65,000/sq yard
Mohali	36,000/sq yard	28,000/sq yard	35,000/sq yard	35,000/sq yard	37,000/sq yard	32,000/sq yard
Panchkula	32,000/sq yard	20,000/sq yard	30,000/sq yard	25,000/sq yard	35,000/sq yard	23,000/sq yard
Zirakpur	10,000/sq yard		10,000/sq yard		9,500/sq yard	
Kharar	11,000/sq yard		11,000/sq yard		10,500/sq yard	





Comparative analysis of the rates all the four quarters of 2007 for 6 marla property area:

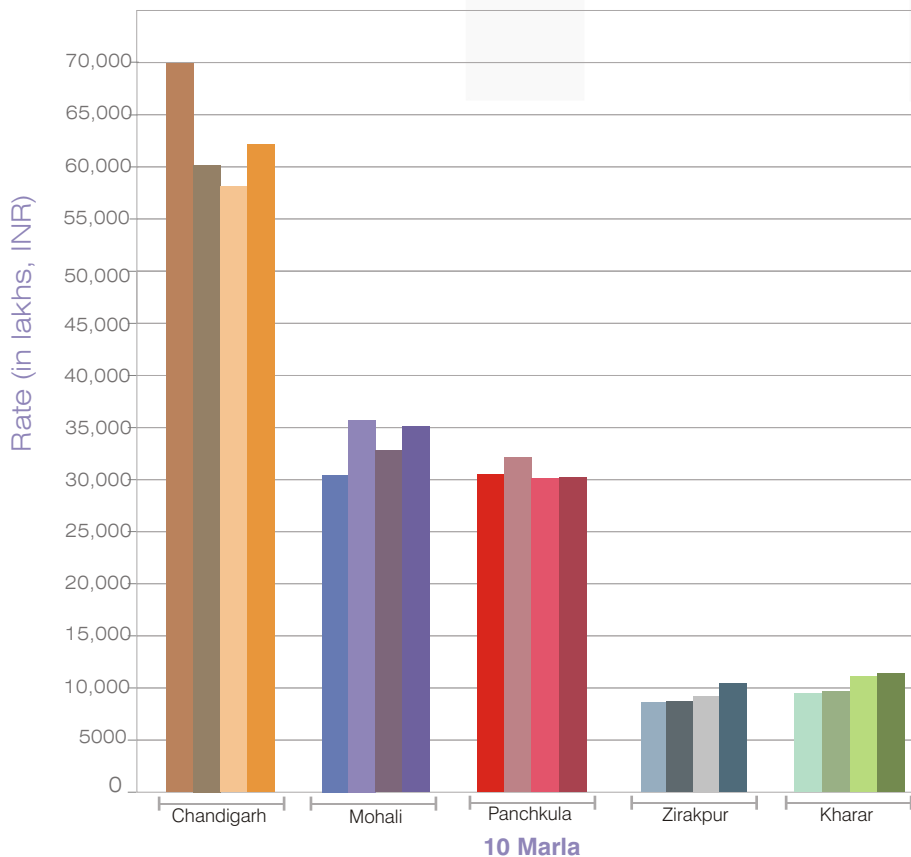
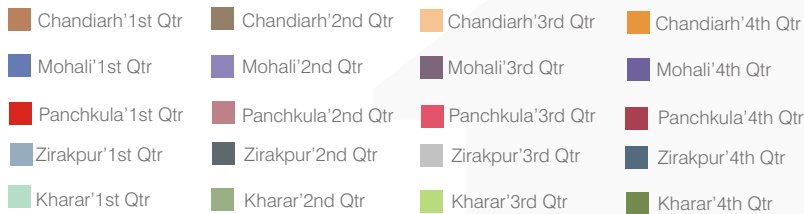
Location	Property area			
	6 marla			
	4th Qtr 2007	3rd Qtr 2007	2nd Qtr 2007	1st Qtr 2007
Chandigarh	44,000/sq yard	40,000/sq yard	43,000/sq yard	55,000/sq yard
Mohali	36,000/sq yard	35,000/sq yard	36,000/sq yard	32,000/sq yard
Panchkula	32,000/sq yard	30,000/sq yard	33,000/sq yard	32,000/sq yard
Zirakpur	10,000/sq yard	9,000/sq yard	8,500/sq yard	6,500/sq yard
Kharar	11,000/sq yard	10,300/sq yard	9,500/sq yard	9,500/sq yard





Comparative analysis of the rates all the four quarters of 2007 for 10 marla property area:

Location	Property area			
	10 marla			
	4th Qtr 2007	3rd Qtr 2007	2nd Qtr 2007	1st Qtr 2007
Chandigarh	62,000/sq yard	57000/sq yard	60,000/ sq yard	70,000/sq yard
Mohali	35,000/sq yard	33000/sq yard	36,000/ sq yard	30,000/sq yard
Panchkula	30,000/sq yard	30000/sq yard	32,000/ sq yard	30,000/sq yard
Zirakpur	10,000/sq yard	8800/sq yard	8,000/ sq yard	8,000/sq yard
Kharar	11,000/sq yard	10500/sq yard	9,600/ sq yard	9,500/sq yard

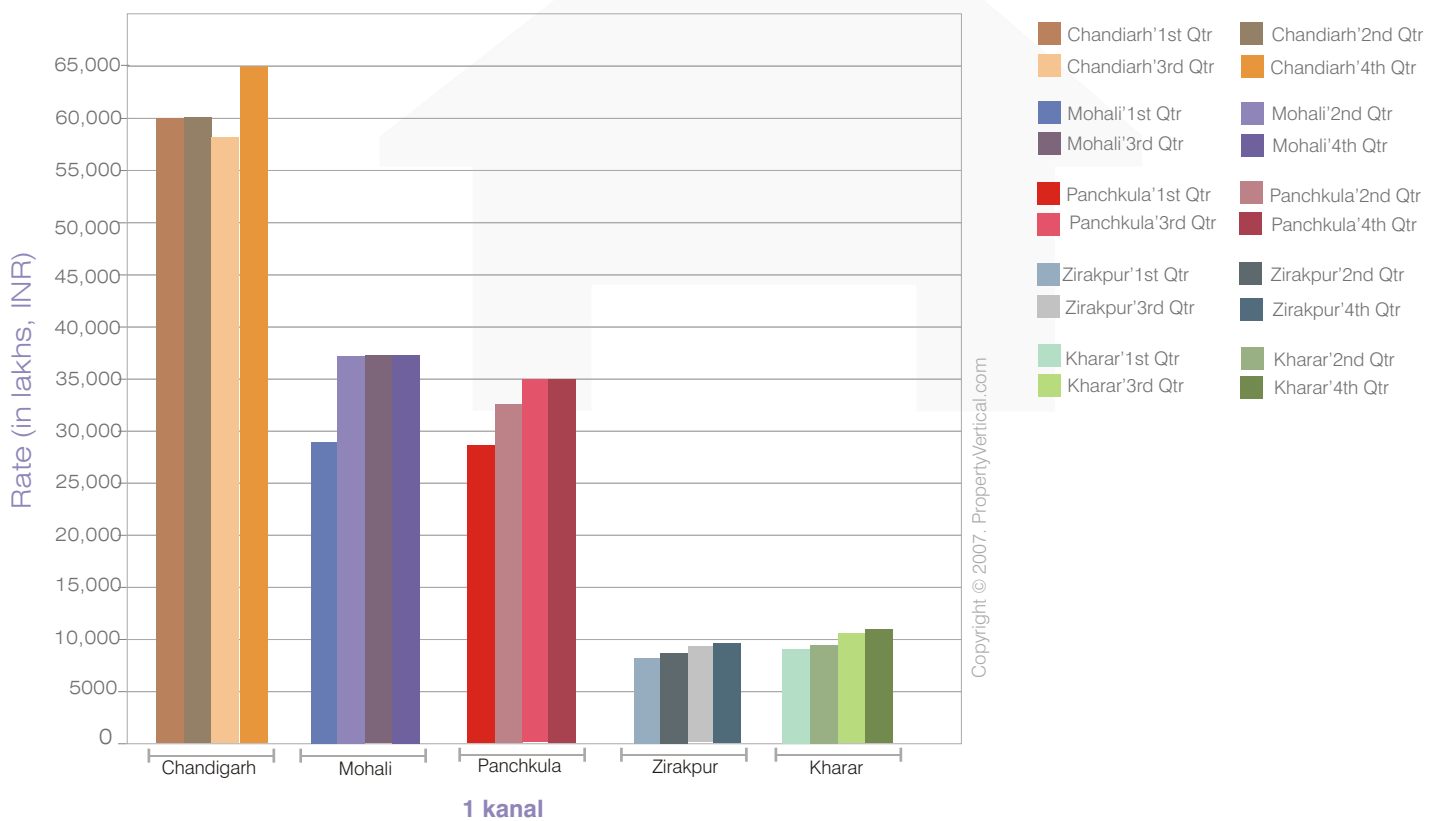


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Comparative analysis of the rates all the four quarters of 2007 for 1 kanal property area:

Location	Property area			
	1 kanal			
	4th Qtr 2007	3rd Qtr 2007	2nd Qtr 2007	1st Qtr 2007
Chandigarh	65,000/sq yard	58000/sq yard	60,000/ sq yard	60,000/sq yard
Mohali	37,000/sq yard	37000/sq yard	37,000/ sq yard	28,000/sq yard
Panchkula	35,000/sq yard	35000/sq yard	33,000/ sq yard	28,000/sq yard
Zirakpur	9,500/sq yard	9000/sq yard	8,000/ sq yard	7,500/sq yard
Kharar	10,500/sq yard	10200/sq yard	9,600/ sq yard	9,000/sq yard



From the tables and graphs above for the year 2007, the following conclusion can be drawn:

i) For Chandigarh: There has been a downward slope of rates till second quarter and then upwards in third and fourth quarter. Owing to the already exorbitant prices of residential properties in Chandigarh, the movement and the appreciation has not been much.

ii) For suburbs: Whereas in the suburbs, the appreciation has been significant and the prices are even higher than they were in first quarter. There is scope for appreciation in prices in suburbs as compared to Chandigarh which are already touching the sky.

Comparative analysis of the average market rate for all the four quarters of 2007 for different property areas:

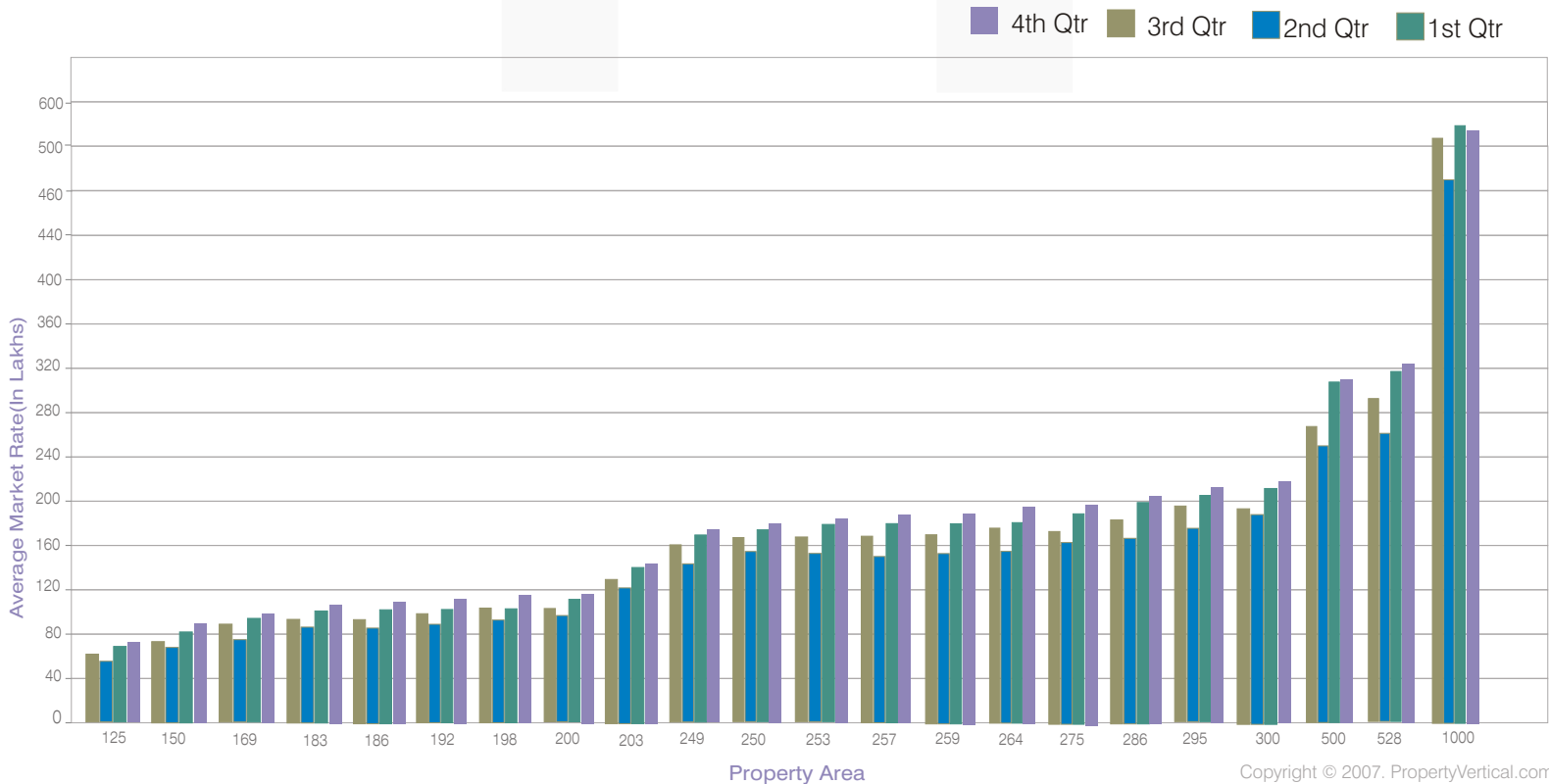
Property Area	Average Market Rate			
	4th Qtr	3rd Qtr	2nd Qtr	1st Qtr
125	71,25,000	65,00,000	58,75,000	69,41,220
150	85,50,000	78,00,000	70,50,000	82,50,000
169	96,33,000	87,88,000	79,43,000	92,95,000
183	1,04,31,000	95,16,000	86,01,000	1,00,59,500
186	1,06,02,000	96,72,000	87,42,000	1,02,62,450
192	1,09,44,000	99,84,000	90,24,000	1,05,60,000
198	1,12,86,000	1,02,96,000	93,06,000	1,09,06,500
200	1,14,00,000	1,04,00,000	94,00,000	1,10,00,000
203	1,46,16,000	1,31,95,000	1,21,80,000	1,42,38,700
249	1,79,28,000	1,61,85,000	1,49,40,000	1,74,52,750
250	1,80,00,000	1,62,50,000	1,50,00,000	1,75,00,000
253	1,82,16,000	1,64,45,000	1,51,80,000	1,77,45,000
257	1,85,04,000	1,67,05,000	1,54,20,000	1,79,83,000
259	1,86,48,000	1,68,35,000	1,55,40,000	1,81,58,350
264	1,90,08,000	1,71,60,000	1,58,40,000	1,84,85,600
275	1,98,00,000	1,78,75,000	1,65,00,000	1,92,50,000
286	2,05,92,000	1,85,90,000	1,71,60,000	2,00,29,800
295	2,12,40,000	1,91,75,000	1,77,00,000	2,06,60,850
300	2,16,00,000	1,95,00,000	1,80,00,000	2,10,00,000
500	3,15,00,000	2,75,00,000	2,50,00,000	3,00,00,000
528	3,32,64,000	2,90,40,000	2,64,00,000	3,16,87,800
1000	5,40,00,000	5,20,00,000	4,70,00,000	5,50,16,500

The comparative analysis of the rates of all the quarters of 2007 shows the following points:

i) There was an appreciation of rates in a range of 4-15 % between fourth and third quarter.

ii) The trend analyzed in all the four quarters has been a downward slope from first to second quarter and then an upward slope from second to third and fourth quarter.

iii) The rates in fourth quarter are more than the first quarter, thus, showing an upward trajectory.





Summary.

The following points can be concluded from fourth quarter report:

Even though the registration charges are 6% of the registered amount for sale deed and only 1% for gift deed in Chandigarh, maximum deeds have been for sale. The trend clearly visible from the data collected from the Estate Office is in favor of sale deed. As in all the four quarters throughout the year 2007, sale deed scored the highest percentage as compared to other types of deed. sale purchase has been noticed in the market in blood relations in the third and fourth quarters as 49 and 70 transfer deeds were recorded respectively as per family transfers etc.

Keeping in view the trend of maximum number of sale purchase of residential properties, in all the four quarters Sector 38 recorded the highest number of deeds. This clearly shows a preference towards this sector.

The maximum number of deeds or the open market dealings was 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. These sectors had shown a similar trend in the other quarters too.

After the study of data for all the quarters, the conclusion drawn in this report is that residential property area of 200-300 sq yards or 8 to 12 marlas is preferred the most in comparison to other property area. As the demand is more consequently the rates for this category of property area is also the highest.

The phenomenon of maximum sale purchase of residential properties at lowest possible amounts was reported in the all the four quarters. As the amount increases the number of registries decreases.

The same property area was registered with variations in the registered amount in all the four quarters.

The residential properties i.e. plots, houses or flats were registered at different amounts within the same sectors depending upon the property location, the capacity and will of the buyer to buy the property and the year of construction if it's a built-up house, etc.

There was an appreciation of rates in a range of 4-15 % between fourth and third quarter. The trend analyzed in all the four quarters has been a downward slope from first to second quarter and then an upward slope from second to third and fourth quarter. The rates in fourth quarter are more than the first quarter, thus, showing an upward trajectory.



Source of Information

- Chandigarh Estate Office
- Real Estate Brokers in Tri-city,
- 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

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