

Publication:	Economic Times	Edition:	Mumbai
Date:	14-Sep-2017	Page No:	13
Supplement:	Main	Size (cm2):	225.1
Title:	To Gain from Property Sale, Hold It for about 5-7 Years	Byline (Author):	SIDDHART GOEL

Realty Queries

SIDDHART GOEL
Sr. Director, Research Services,
Cushman & Wakefield, India

To Gain from Property Sale, Hold It for about 5-7 Years

I bought an under-construction apartment in Thane, which was supposed to be handed over to me in March 2017. But I still have not got the possession. Do you think we can take this matter up under the RERA Act? How many people need to come together to make a complaint?

RERA allows you to make an individual complaint of mal-practices against any developer. It does not need a group or any other kind of show of strength. If the project has not received an Occupancy Certificate (OC), the project has to register under RERA, which is now mandatory in Maharashtra. It means the developer will have to abide by all applicable clauses of RERA. We suggest you check with your developer. If the developer is seen to be flouting rules and regulations as prescribed under RERA, a corresponding penalty will be levied on the developer. RERA details are available on the internet. We suggest that purchasers also go through the same to understand the ways of the law.



24 months, any profit made on the sales (post indexation) will be subject to flat rate of 20%. From an investment stand point, we feel an ideal time for hold is between five and seven years before considering a sale.

My budget to buy a flat in Bangalore is ₹75 lakh. My work location is close to Yashwantpur, and my wife is working in Whitefield. Which are the suitable locations to purchase a flat which would be easy for commute for both of us and will also give us access to healthcare and school education options?

Projects on Outer Ring Road towards Hebbal will be ideal for your budget. The location will give you easier access to the airport and has education and healthcare options available. If your requirement is not a ready-to-move-in project, we suggest you look at Whitefield. While in the next 2-3 years, ingress and egress will be an issue due to metro construction in the area, the location will eventually become more accessible and provide good appreciation in the future.



What is the ideal time to hold a property before selling it to make good money?

The short-term capital gains tax is applicable on property sold within 24 months of purchase. The tax will be computed on your applicable slab of income tax. Post the period of

Please send your queries on
Stocks to et.stocks@timesgroup.com;
Mutual Funds to et.mfs@timesgroup.com
Tax to et.tax@timesgroup.com
Insurance to et.insurance@timesgroup.com
Realty to et.realty@timesgroup.com

Every week, an expert selected by ET answers queries from our readers on real estate investments

