



htestates
LAW BOOK
Sunil Tyagi

In 2001, our family (including myself, my parents and siblings) had amicably resolved all disputes and arrived at a settlement regarding the distribution of various properties held by individual family members. After a few years, we decided to put down our understanding in writing for the purpose of keeping it as a record. What is the validity of this document? Is it legal and binding?

—LK Grover

In case the document in question merely serves to record the family settlement, which was previously arrived at between the parties, and does not create any fresh rights and obligations of the parties, then such a document will not require to be registered, and is valid even if unregistered. However, whether the document is a settlement which would require registration or is only a record of a past settlement would depend on the nature of clauses contained.

The owner of a property that I have taken on rent wants me to file property tax for it. Is filing property tax the responsibility of the owner or the tenant?

—JL Thapar

Ownership of an immovable property comes attached with the owner's responsibility to pay certain dues with respect to the property owned, such

as property tax. It is the owner's responsibility to make complete payment of his property tax on time. However, in case the lease deed executed between you and the lessor contains a term that the property tax is to be paid by you for the duration of the lease, then it will be your responsibility to make timely payment of property tax.

Last year, I entered into a lease for five years, with a lock-in period of three years. However, the lease deed was not registered by the lessor despite my requests to him to accompany me to the sub-registrar's office. Due to other disputes between us, I wish to vacate the property soon. Can I vacate the property?

—Amit Garg

A lease of one year or longer duration, such as in your case, is required to be compulsorily registered. If not duly stamped and registered, such a lease will amount to month-to-month tenancy. Currently, yours is a case of month-to-month tenancy, where both parties have the right to terminate such an arrangement any time. However, registration of the lease deed would have protected the rights of both parties.

The author is senior partner, ZEUS Law Associates. If you have any query, email us at htestates@hindustantimes.com



THINKSTOCK

Going green is a matter of survival

Giving the green signal to construction projects is a cumbersome process, but it can be made faster through GRIHA, which offers pre-certification that is recognised by the environment ministry

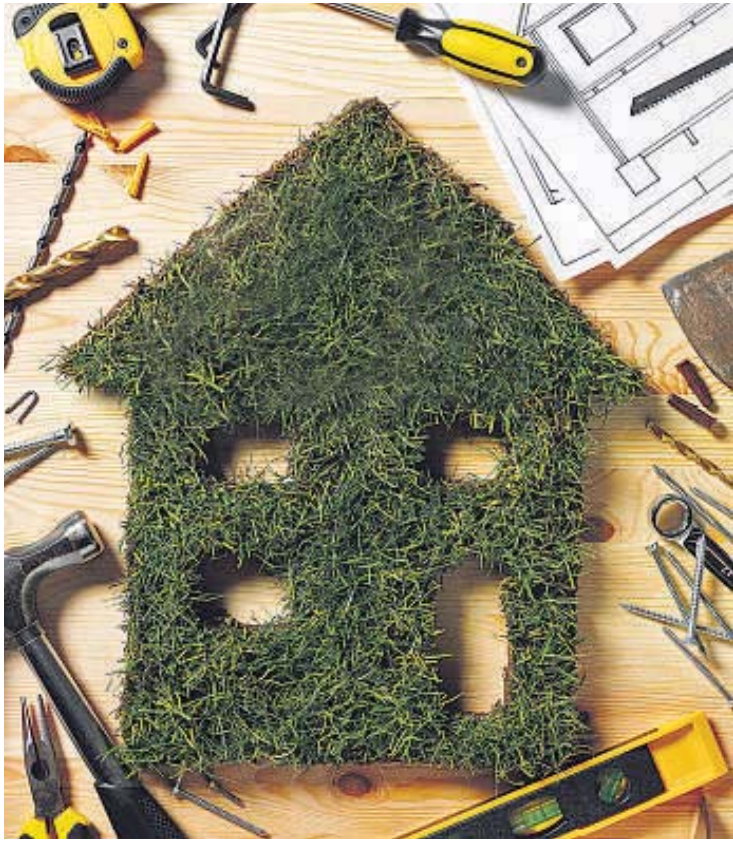
Mili Majumdar
htestates@hindustantimes.com

Transparency, accountability and corruption-free transactions dominate political and social agenda in present times. The newly introduced real estate bill also attempts to protect consumer rights, and strengthen the debate around the need to disclose correct information on delivery time, areas sold and so on. The real estate sector has been the centre point of several debates and controversies.

There is a constant tussle between balancing the environment and development agenda, while meeting consumer needs and aspirations. Environment clearance of construction projects is a sore point that every developer and builder laments about. A builder/developer is expected to ensure that every resident has sustainable source of drinking water, has access to electricity and safe and healthy living. Often these needs may be compromised by sheer choice of location that may have little or no supply of water, may have remote access to basic infrastructure provision or may have erratic and unreliable power supply.

Green/environmental consideration is a matter of survival and there should be no choice but to adhere to the measures that promise sustainable and healthy living in our homes. The process, however may be made faster, transparent and more objectively assessable. GRIHA (Green Rating for Integrated Habitat Assessment) offers pre-certification that is recognised by the ministry of environment and forests at the centre and state level for faster clearance of projects. This is what GRIHA does:

GRIHA (www.grihaindia.org) is an indigenous rating system for design, evaluation and rating of green buildings in India. It has been endorsed by the government of India and is increasingly being adopted as



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an instrument for incentivising greener and cleaner habitats. Its 100-point rating system spread over 34 criteria addresses environmental, energy, social and health issues that are essential for a good building/habitat. It is important to understand that green is good and not a burden. Provision for sustainable and clean water for daily needs is good for us and requires planning to ensure that.

In addition to ensuring reliable source, avoiding wastage and ensuring its prudent use by putting in low flow fixtures and

installations, or using lesser water to maintain greenery around our buildings helps us in the long run. Rainwater harvesting and waste water treatment systems need utmost attention and careful detailing. Planning and installation should be followed through by efficient and lifelong maintenance. It is in fact detrimental if these systems are not maintained. It is often observed that rainwater harvesting pits breed mosquitoes and insects which are not cleaned and maintained. It is much better not to put in a system than not maintaining it

after installation. Sewage treatment plants and effluent treatment plants need maintenance and it is important to work out an appropriate system for financing its maintenance and upkeep through its life. Every system that operates on mechanical and electrical parts need maintenance. Systems that are heart and soul of buildings. We have to maintain systems for air-conditioning, water treatment, waste water treatment, rainwater harvesting to ensure their proper functioning over the years.

ARCHITECT/BUILDER/CONTRACTOR

QUALITY & time bound
Constructions with material,
turf/structure, in DLF/
S.Lok/Gurgaon 9811074723,
www.bindraandassociates.com

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MINI Farmhouses 1200sq.yds.
½ Acre, 1 acre, 2½ acre, land on
Sohna Rd Clearline F/H, all facili-
ties 50 Lacs To 1.5 Cr. Contact
Prop 9899102109,9818246551

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SHOP NOIDA GIP (1st Floor)
For Sale 1070 Sq.ft. Rented to
MNC (for 3 yrs) @ 161 psft (5th
Year). Asking 4.12 Cr. Contact
Owner: 9810058482

FOR Sale Comm. 200 Sqft 2
Side open Shop DDA Mkt
Sarita Vihar A Block, Location
Main Mathura road, Reason-
able price - Call 8882420014

FULLY FURNISHED
OFFICE FOR RENT
4200 sq.ft. - Rs. 38/sq.ft
Kant Enclave - Near Taj/Vivanta
Suraj Kund, Faridabad

Modern ready to move in stand
alone building. GF/FF Spacious.
14 work stations, 1 Manager,
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12 phone EPBX, Ample parking
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Owner - 9910006452

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construction with material
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ultra modern concept. Marry
Investments 9811966111

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WELL furnished rooms available
for PG. accommodation for
Boys/ Girls with modern
amenities double/triple sharing
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AVAILABLE on Lease / Sale
1000 sq. mtrs Industrial Plot on
Jaipur Highway, Pioneer
Industrial Estate Biliplur, May
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NIHT

Readers are recommended to make all
enquiries and seek appropriate advice
before acting on any advertisement
appearing in this publication. Any
subscriber sending money, incurring
any expenses or acting on any medical
recommendations or entering into any
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TO-LET

NORTH DELHI

3BHK 1400 Sqft Ground Floor
Shalimar Bagh with Complete
Woodwork. 24hrs. Elegant. Suits
Professionals / Business Class.
Contact: 9810574236

SPACE avail for Rent, Bank
only. Big Showroom 22 x 34,
2 side open Main Rd Chandni
Chok Near Red Fort prime
location Cont: 9818272002

Luxury Serviced
Apartment Rentals
in PITAMPURA Delhi
The Perfect Corporate
Guest House Short &
Long Term Lease.
Fully Furnished 1 to 6 Bedrooms
Ideal for Residential Corporate use
A Luxurious 5* Amenities
24/7 Management Staff & Security
Prime Location on Metro Road
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CAS, Arch, Advocates, profes-
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design furnished AC lift Saket 2
cabins 5 work stn conf room opp
park # 41082722, 9350319272

GREATER Kailash, Three
Bedrooms Drawing / Dining
loungue Servant Quarter Car
parking MNC's Ltd. Co. lease.
Contact 2863581, 29836250

VASANT Vihar park facing A-4
1330 Ground floor, 4-4/3
First Floor, Both 400 sq. yds.
4 Bedrooms, D/D, with split AC.
Top Location. # 9212606664

SPACIOUS two bedrooms, D/D
with split prk. Servant room & lift.
Location: 9810576976

VIVEK Vihar C Block 1Ind Floor
available for Rent. Prime location
near Patparganj & sector-V Vaishi-
ali nr metro stn. main mkt, main
rd. prime location 9312973500

COMMERCIAL Space, FF, front
facing with Big show window
680 sq.ft carpet area, 480 sq ft
Karkardooma community center
8377861355, 9968888882

FULLY Furn., Air Cond. Offices
300 sq. ft., + pantry & toilet each
in Patparganj & sector-V Vaishi-
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FACTORY/Office/Godown/Shop
for Rent/Sale Naraina/Mayapuri/
Kirti Nagar/Rama road/Munika
also independent fact. 2500
Sq.yds. Gujrat # 9212586211

NEAR Punjabi Bagh Extn Main
Road, 1 room set attached bath,
kitchen, balcony, fully furnished
duplex, lift, Preler Co. Lease
Back # 9811004086

2200FT.BA.SEMENT & Ground
floor Commercial space available
for Banks, MNC etc. Tajore
Garden Market # 931314355 /
9810141355

P. Location brand new park facing
sq. yd 4 BHK 3rd floor park facing
with split prk. Servant room & lift.
rent/ lease in Bali Ngr
9654052620

VIKAS PURI H-3 BHK Independent
one Room attach Bath, small
kitchen in Antriksh Society flat.
Suits Student / wkg couple, Rent
4000/-pm # 9711975888

DWARKA

2 BHK Flat in Harsukh Housing
Society, Dwarka, Sector 7, Good
location, complete wood work.
Lease preferred. Contact Owner
9810124701, 9810889774

CENTRAL DELHI

CP: K-Blk G-Fir-Mezz 1300sqft
suits money Change/ Outlets &
Middle Circle 3rd flr 200sf office
space for sale/ Rent. Ravi Singh
9910064080, 9811064080

FOR Rent 431sq.ft. Comm. Flat
in Ashoka Estate Barakhamba
Road & 460 sq.ft. On 1st Floor in
Hemkunt Chamber Nehru Place
Contact - 9999411000

3 BHK with Parking Available on
Sale/Rent in Rajpur Road, Civil
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AURANGZEB Rd; 2BHK, 2900
sqft carpet area deluxe 2nd flr
split level flat. Parking, Servant's
room, 5 split ACs, marble floors,
garden views. Pool + gym.
Available immediately to rent (Rs.
2.5 lac + maintenance) or
Sale. Rahul 09820288460, Biri
Singh 999731345

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CAS, Arch, Advocates, profes-
sionals Office 600sqft aesthetic
design furnished AC lift Saket 2
cabins 5 work stn conf room opp
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1330 Ground floor, 4-4/3
First Floor, Both 400 sq. yds.
4 Bedrooms, D/D, with split AC.
Top Location. # 9212606664

GK-II, corner new GF/FF w/ter-
race 3 BR, att. toilet, huge DD.5
AC, SQ. car pkgs. Rooms well
naturally lit. Preler Co. Lease
foreigner. Owner- 9871036885

D-306 Defence Col. recently
built 3rd Flr. D/D, 3B/R, Mod.
Kitchen, ACs, Also Office Cabins
& fully furn. Basement with
Office Cabins. # 981077245

SHANTI Niketan 3/200- Three
Bedrooms Exclusively Furnish-
ed 2nd Floor with Private
Terrace, Peace Full Location -
999998726 / 9811088254

GK Encl-2, TF 3BR DD Lobby
Attaching Split AC Park
Facing Lift SQ CCTV, Power
Back up, Parking, Foreigner, MNC
Lease. Contact: 9868116892

DEFENCE Colony C-224, 325
sq.yds, Ground Floor, Corner
Plot 3 Bedrooms, D/D, Att.
Baths, Lobby, Parking, S.Olr,
Owner 9999696369

VASANT Kunj D-1, 3B/3rd flr.
Corner Hi-end furn long/short
Lease 4Diplomat/Hi official/Co.
Gat House V. Foreigner, Ck
Owner- Vicky. M.: 9958303389,
9810455163, 9311030813

FOR Rent 200 sq.yd. GF, FF,
East park facing, modular
kitchen, NewConst. 85, Nrmetro
park, Lajpat nagar-4, national
9399991946.

AVAILABLE on Rent,Blgd/ office
space@Rs.35 per sqft 1st & 2nd
floor of 12,000sqft each, 3rd floor
6000sqft with lift, AC, power back-
up & car parking in Mohan Coop
Indl Estate, with Metro Station
connectivity Genuine parties
contact: Mr. Batra 9810154279

RENT/ Sale Commercial Office
space 800 sqft in Sant Nagar
E.O.K. facing main. Road semi
furnished. Contact: Malhotra
9810024832

154 Sukhdesh Vhr, luxurious 2nd
& 3rd Flr comprising 3 Beds D/D
on each flr with servant room,
car pkg & lift suits for corporate
Ghouse. Owner: 9810806162

ELEGANT three bedroom
ground floor east facing corner
house available in Soani Nagar
Vegetarians preferred. Call
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JASOLA Uppal M6 Fully Furn
1950sqft tasteful interiors AC
ready to move, workstrn,
cont. MD room. Owner
9810378400 Brokers Welcome

EAST of Kailash, F-Block, 3
BHK (200), S.F. with Lift, Corner,
P/F. Near Metro Station. Link
Properties: 9810823177,
9818553177

GK-III/II/2/3/4 BHK park fac
CR Park GF/FF/3TF 4 BHK
p.back-up new. Haux khas GF
4BHK 3 side corner new. Shi
Prop 9717187884, 9811059357

ALAKNANDA, Narmada Apart-
ment, Ground flr flat 3BR attach
bath, D/d, kitchen & open veranda
on rent, # 9810081732, 981851-
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FOR Rent G.K.-II Ground 250
sqyd, 2nd flr, 3 BHK, SQ. Car
Lift, Parking, Ashok Kapoor:
9811016472, 011-46567072

G.K.-II M-Bik Market (A) B'ment,
GF & FF 4500 SR (1500 Sreach
Flr) & (B) G-Fir-1000 STr, Park
Fac, Dishwash Garg 8745055546
Rohit Chopra 9810855000

V5 A 1st Floor, Green Park Extn.
Fully Furnished 3BR Attach
baths, Huge DD, Modular
Kitchen, 2 Car Park, 1 Servnt
Qtr, Lift, Security. # 9910038298

VASANT Kunj 3BR/ D/D, FF,
fully Renovated, Mod. Kitchen,
Sun facing, Also Availb. in Mu-
nikra DDA 2B/R, D/D. Gupta As-
so. # 9811321612, 9212591061

VASANT Vihar 600YDS FF & GF
4BHK each with AC Powder/
Laundry room SQ (indp. drive-
way/fawn-GP) parking. Owner
9810086201, 9871966573

PANCHSHEEL Park: 3-4 bed-
rooms, drawing/dining, modern
fiting, parking, park facing,
air conditioners, Ckt: Dheeraj
Nathani 9811509552.

HOUSE facing park in Vasant
Vhr, DD, 4BR, 2 baths, Kitchen,
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FOR Rent 3700 sq ft. with Lift in
S. J. Enclave B-6/2 opp. Dear
Park, Nr. HDFC, DDA Complex,
Suitable for Food Chain / Bank
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G.K.-1, S-27, 2BHK 1st Floor (80k
& 3BHK + Pooja Room 1st Floor
(Rent @ 70K) with lift fully
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Contact Owner: 98110-15720

FOR Rent-G140 Kalkaji, GF,
2BHK Study SQ facing park,
newly remodelled, Rs. 48,000/mo
Call Mr. Singh 9871526826

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E.O.K. facing main. Road semi
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Fac, Dishwash Garg 8745055546
Rohit Chopra 9810855000

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Kitchen, 2 Car Park, 1 Servnt
Qtr, Lift, Security. # 9910038298

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4BHK each with AC Powder/
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Nathani 9811509552.

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Call Mr. Singh 9871526826

HAUZ Khas S.F. 3 Bed, Fully
Furnished, jangpura Extn. S.F.
3Bed with Terrace Garden Fully
Furnished. Contact: Owner
Fully Furnished # 9711441060

HAUZ Khas Enclave K-Bik, Fully
Furnished G.F. 3 BHK, SQ. Car
Prng, 2BHK GF Double Str, Kalkaji
3/2BHK DDA LG sec-12 Jasola
Call: Owner 9811582323.

PROF all newly Renovated
1) shop 13x7 ATM Rd Kalkaji
2) 2BHK GF Double Str, Kalkaji
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VASANT Kunj, D-6 fully
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w lift newly renovated, Park
facing & scenic view top floor,
great ventilation. # 9810612141