

**htestates****LAW BOOK**

Sunil Tyagi

I have executed a gift deed of my house in favour of my son. I wish to know if the same requires to be registered? If yes, then is there any time limit prescribed for the registration?

—Roshan Kaplish

A gift deed of immovable property may be effected only by a registered instrument by paying adequate stamp duty and signed by the donor and attested by at least two witnesses. Gift deed can be registered within a period of four months from the date of execution of document. However, in case of urgent necessity or unavoidable accident, if the document/instrument is not presented for registration, then the sub-registrar has the power to consider and condone delay of up to four months, subject to payment of fine.

I am a resident of Gurgaon. Recently I purchased a house in Delhi. Since I reside in Gurgaon can I register the documents of the house at Gurgaon?

—Kannan T

As per the Indian Registration Act, 1908, documents transferring title or relating to any immovable property has to be presented before and registered with the office of the sub-registrar within whose jurisdiction the immovable property is situated. Therefore, since the house is located in Delhi, you can get the transfer documents registered with the con-

cerned sub-registrar at Delhi within whose jurisdiction the house is located.

I stay in a cooperative group housing society in Delhi. There is seepage of water in my flat. The plumber identified the reason as leakage in pipe in my neighbour's flat. Despite requesting my neighbour to repair the leakage, no action has been taken. What remedy do I have?

—Manoj Sapra

Under the Cooperative Societies Act, 2003 you can approach the management committee of the group housing society representing the problem of water seepage in your apartment. The management committee is under obligation to carry out inspection of the apartment within 15 days. Upon inspection if the representation by you is correct, the committee may advise your neighbour to take corrective steps immediately and if no action is taken within seven days, the committee can carry out the repair work with police assistance and you can recover the cost of repair from your neighbour.

The author is a senior partner at Zetus Law, a corporate commercial law firm. One of its areas of specialisations is real estate transactional and litigation work. If you have any queries, email us at htestates@hindustantimes.com or ht@zetus.firm.in

