



LAW BOOK

Sunil Tyagi

I have entered into an agreement with a buyer for purchase of my two flats which are adjacent to each other. Can I execute a single sale deed in his favour? How is the stamp duty to be paid?

– Santosh Kumar

Yes, you may execute a single sale deed for selling two of your immoveable properties to the same buyer. The stamp duty on such an instrument shall be chargeable on the aggregate amount of duties which would have to be paid had you executed two separate sale deeds. However, for convenience and for future sale, it is better to execute two separate sale deeds.

I am a Hindu and was gifted land by my grandfather when I was a minor. My father sold that land when I was still a minor. Now I am a major and I disagree with the sale. What recourse do I have?

– Parishet Sharma

As per the Hindu Minority and Guardianship Act, 1956, a minor's property can only be sold by his/her guardian after obtaining prior permission of the court.

Therefore, if your father had obtained the prior permission, then you have no recourse. However, if your father did not obtain

prior permission you may challenge the validity of the sale in the appropriate court of law within the requisite limitation period.

I am a tenant in a cooperative group housing society. I suspect certain misappropriation of accounts. The managing committee has refused to provide me with the information as I am not a member. How do I obtain the information regarding usage of funds?

– Gaurav Shah

A tenant does not have a right to seek information from the information officer appointed by the managing committee of the society. You may ask the landlord to access the required information.

Alternatively, since the office of the Registrar of Societies is a public office, you may prefer an right to information (RTI) application to the registrar according to the process specified in the Right to Information Act, 2005.

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