



## htestates

### LAW BOOK

Sunil Tyagi

I am an Indian national residing in London. I received refund of application/earnest money made to the builder due to non-allotment of apartment in the project. Can I repatriate this amount?

- A Khan

The amounts received on account of non-allotment of apartment or cancellation of bookings for purchase of residential property may be repatriated after permission from authorised dealer banks. However, this facility is applicable only when the original payment was made out of NRE/FCNR (B) account, or remittance from outside India through normal banking channels and the authorised bank is satisfied about the genuineness of the transaction.

I jointly own a house along with my brother. Now I want to let out the house. Can I do so? If yes, how?

- D Saini

If it is an undivided share, you can let out the house only with the consent of your brother who is the co-owner of the house. Further, the lease deed in favour of the tenant has to be executed by both the co-owners.

My land falls within the Lal Dora area in Delhi. I have heard that I need to obtain a Lal Dora certificate. Why should I obtain this certificate and what is the process for the same?

- Kamal Gaur

A Lal Dora certificate is used to establish that a person is the owner of a particular property/land in the Abadi area of a village (ie, area demarcated for habitation). This certificate is also used for the purpose of getting water/power connections. To apply for the Lal Dora certificate in Delhi, you need to submit the required application form with the local area sub-divisional magistrate or deputy commissioner or through an online application, along with copies of required documents attested by a gazetted officer. No fee is payable to obtain this certificate.

*The author is a senior partner at Zeus 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 [hstestates@hindustantimes.com](mailto:hstestates@hindustantimes.com) or [ht@zeus.firm.in](mailto:ht@zeus.firm.in)*

