



LAW BOOK

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ISTOCK

I had entered into a lease for a term of five years, over six months ago. Due to certain unavoidable circumstances, the lessor and I were unable to get the lease deed registered. Now we want to get the same registered. How should we proceed?

-Vinod Bajaj

As per the Indian Registration Act, 1908, a lease deed of lease term exceeding 11 months has to be compulsorily registered within a period of four months from date of execution. However, in exceptional cases if the delay was due to unavoidable circumstances, an additional period of up to a maximum of four months may be granted by the registrar, on payment of the prescribed fine. You should file an application related to the same with the sub-registrar's office within whose jurisdiction this property is located.

I booked a flat in a project by a reputed builder in Noida. The builder has been telling the flat owners that since the completion certificate has not been issued, possession cannot be handed over. Recently, we got to know that the completion certificate has been received, what remedy do we have?

-Hitesh Mehta

The builder is required to hand over possession and execute conveyance deeds in favour of allottees once the construction is complete and the relevant

tion/occupation certificate is received from the authority. You may approach the consumer forum.

I wish to book a residential plot in Sector 77 in Faridabad in a newly announced scheme by the authority. I have been told that since I already own a plot in Faridabad, I cannot book a second plot. Please confirm.

-Subhash Godara

From your question it is not clear whether you bought the plot through a scheme by Haryana Urban Development Authority (HUDA) or through resale. As per the scheme of HUDA, generally, any individual who has ever been allotted a plot of land directly by HUDA in Urban Estate Faridabad is not entitled to apply for plots.

However, those who have acquired a residential plot in HUDA area through purchase from open market or through re-allotment or those who own group housing flat or any kind of non-HUDA residential property in Urban Estate Faridabad can apply for allotment as per this scheme.

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