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SUNIL TYAGI

I live in a rented premises. The lease of the premises expires next month. I have installed many fixtures at my own cost such as geyser, airconditioner, curtain rods, etc. Can I take these along with me when the lease ends?

-Suraj Sharma

Fitting and fixtures installed at your cost will remain your property. As you may be required to hand over possession of the property in the state in which the lessor had leased it to you, these fixtures/fitings can be removed before handing over possession, and without damaging the premises.

I am exchanging my property with my friend and for the said purpose we are executing an exchange deed. Do we need to pay any stamp duty on it? If yes, then who would bear cost of such stamp duty?

-Rashmi Singh

Stamp duty is payable on transfer of property from one hand to other. Therefore, your friend and you are liable to pay the requisite stamp duty on the executed exchange deed.

I have booked an apartment in an underconstructed group housing project in Gurgaon along with my son who is 21 years old. Now I wish to make my wife the co-

owner in place of my son. Can this be done?

-Saransh Shah

Presuming that the conveyance deed/sale deed has not yet been executed in your favour, the substitution of your wife in place of son depends on the terms of the allotment letter/buyer's agreement. Your son should have no objection to such substitution. If such substitution is permissible under terms of the allotment letter, you should apply to the developer to make any person as the new co-owner.

The author is a senior partner, ZEUS Law Associates, a corporate commercial law firm. One of its areas of specialisation is real estate transactional and litigation work. If you have any queries, email us at htestates@hindustantimes.com