



LAW BOOK

Sunil Tyagi

My mother has a flat in Delhi and wishes to sell it, however she resides in Chennai and is unable to travel to Delhi. She wants me to execute the sale for her, can I do so?

- Astha Subramaniam

Yes, you may carry out the sale of your mother's flat on her behalf. For this, she must execute a power of attorney appropriately stamped and registered specifically authorising you to do so.

We are a Hindu family. My father made a will but did not name an executor. Now my father has passed away, who will be the executor of my father's will?

- Sagar Sharma

As your father has not named an executor of his will, as a legatee you file a petition for grant of letters of administration to the appropriate court for an executor to be appointed.

The construction of the apartment I booked with a prominent builder in Noida is complete and due for possession as per the buyer's agreement. Due to the National Green Tribunal Order, the builder has not received the completion certificate. Now, he is asking buyers to take provisional possession. Should I go ahead and take it?

- Tara Mathia

As per the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010,

for handing over possession, the promoter/builder is required to obtain completion certificate from the concerned authority and execute a transfer deed in your favour in order to be able to hand over possession.

Our residential home in Delhi was earlier in my father's name and after his death my mother became the sole owner of our residential home. My mother died last month and through her will she bequeathed the house in my favour. Now, how do I get the house mutated in my name in the records of municipal authorities. Just to clarify, I am the only child of my parents?

- Smriti Guliani

To get the property mutated in your name, you need to apply to the municipal authority by filling the required form/application and submitting requisite documents such as mother's death certificate, title document in favour of mother, copy of will, upto date property tax receipts, indemnity bond etc. along with applicable fees.

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