



## htestates law book SUNIL TYAGI

I am an NRI living in New York. I have given my property in Delhi on lease for a period of three years. However, I don't have time to go back to India and get the lease deed registered. I have relatives in India willing to help me. Can my relatives register the sale deed on my behalf?

- Nawaz R Ali

Yes, you can get the lease deed registered through your relatives by executing a power of attorney in favour of your relative and authorising them to register the lease deed on your behalf.

I have taken a shop/store on lease in a shopping complex in Delhi. As per the lease deed, I have been given a rent free period of three months to complete fitouts in the shop and commence store operations. I have been unable to complete the fit outs. Am I still liable to pay rent?

- Mihir Tandon

This depends on the terms of lease deed. If it is provided that despite non-completion of fitouts and non-commencement of store operations within the rent-free period, rent shall commence on expiry of the rent-free period, then you shall be liable to pay rent after expiry of rent free period irrespective of non-completion of fit-outs and non-commencement of store operations.

I stay in a cooperative group housing society in Delhi. There is seepage in my apartment. The plumber identified the reason as leakage in a pipe in my neighbour's apartment. Despite requesting my neighbour to rectify the leakage, no action has been taken by him. What remedy do I have?

- Om Prakash

As per the applicable law, you may approach the management committee of the group housing society representing the problem of water seepage in your society. The management committee is obliged to carry out inspection of the flat within 15 days. If it comes to the conclusion that the representation is correct, the committee will advise your neighbour to take corrective steps immediately and if no action is taken within seven days, the committee is obliged to initiate action for getting the defects removed if necessary by taking police assistance for it.

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