

**htestates**
law book

SUNIL TYAGI

I purchased a 150 sq yard two storey house in Janakpuri, New Delhi, in August 2015. At the time of signing the sale agreement, I paid 75% consideration and took possession of the property. The agreement is registered. According to the agreement, I had six months time to pay the balance consideration. But the seller died before I could pay the balance consideration. His family is now trying to evict me. Please suggest an appropriate recourse.

-Santosh Jha

According to the information provided by you, you had executed a registered agreement to sell, and are now willing to perform your part of the agreement. You also have the possession of the property. Therefore, you can file a suit for specific performance before the court of competent jurisdiction against the legal heirs of the seller, and seek execution of the sale deed by them in your favour.

We are two brothers (including me) and one sister. My mother expired in 2010 without leaving a will. There is a property in Gurgaon in my mother's name and my dad is staying there. Recently, my father requested my brother and my sister to execute a gift deed in his favour so that the property gets transferred in his name exclusively, and he can avail a loan on it. He promised us that he will write a will so that after his death, the property is inherited by me, my brother and my sister. Can he change

the will whenever he wants and bequeath the entire property to one of my siblings?

- Mahesh Menon

There is no restriction in law on changing the contents of the will during a person's lifetime, so your father may change the will as many times as he wants and may bequeath his property to anyone he wishes.

I am a 35-year-old unmarried man. Me and my sister recently inherited a property from our father. We both executed a partition deed last month to get our respective share. Although we have paid the requisite stamp duty and executed the partition deed, we are yet to register the same. Is there a specific time period within which it must be registered?

- Thomas Kutty

Any document, which is required to be registered under the provisions of the Registration Act, 1908, must be presented for registration within four months of the date of its execution. Therefore, you must present it for registration to the appropriate sub-registrar at the earliest.

The author is senior partner, ZEUS Law, 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 or ht@zeus.firm.in