



## LAW BOOK

Sunil Tyagi

I have taken a house on rent. The lease agreement of the house gets over next month. I have installed many fixtures at my own cost such as a geyser, an air conditioner, curtain rods, etc. Can I take these along with me when the lease ends?

– Sourabh Dayal

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

I am exchanging my property with my friend and we are executing an exchange deed. Do we need to pay any stamp duty on it and if yes, who will bear the cost?

– Resham Dua

Stamp duty is payable on transfer of property from one hand to the other. In case an exchange deed is executed, the stamp duty is liable to be paid by both your friend and you equally.

I have mortgaged my house. The mortgagee has repainted the walls and renovated the bathroom at his own cost. Now I have repaid the loan (to him) and wish to take back possession of

the house. The mortgagee is demanding further payment for repainting and renovation. Am I liable to pay for the same?

– Shekhar Pal

As per the applicable law, unless agreed to the contrary, the mortgagor is entitled to improvement of the mortgaged property made during the continuance of mortgage. He shall not be liable to pay costs for the same except in cases where the improvement was made by the mortgagee to either preserve the property from damage or to prevent the security from becoming insufficient. The mortgagor is also liable to pay money if the changes were made in compliance with the lawful order of any public authority. Therefore, the mortgagee is wrongfully demanding cost of repainting and renovation.

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