



LAW BOOK

Sunil Tyagi

My father in his registered will wrote that I could continue to stay in his house and after my demise the house will be inherited by my son. Am I entitled to sell this house?

- Sharad Sharma

From the details provided by you, it seems that through his will, your father only intended to give you a life interest in the house and the house is to be devolved upon your son after your demise. In a case where life interest is created in the property, the property cannot be sold or disposed off by the person.

I paid a booking amount of ₹51,000 for a flat in a project in Greater Noida. Now I want to exit the project and therefore have sought refund from the developer but the developer is refusing to do so. What is my recourse?

- Dheeraj Gupta

Generally, in case booking for a flat is cancelled, the developer refunds the booking amount after deducting 10-15% as earnest money. In case you want to exit the project, you may seek refund. If the developer is not refunding the full amount, you may approach the appropriate consumer forum.

I am an NRI and own a flat in Delhi that I want to rent out. Can I do so? Do I need to take some approval?

- Shradha Burman

Yes, you may rent out your flat in Delhi without the approval of the Reserve Bank of India or any other authority. The rent received can be credited to NRO/NRE account or remitted abroad.

Over six months ago, I had taken up a property on lease for a term of five years.

However, due to certain unavoidable contingencies, the lessor and I were unable to get the lease deed registered. Is it too late?

- Jharna Dhiman

As per the Registration Act, the lease deed is required to be registered within a period of four months from the date of its execution.

However, the concerned sub-registrar/registrar has the power to condone the delay up to another four months subject to payment of fine.

I am the sole owner of a flat and want to include my wife as a joint owner during my lifetime. Can I relinquish my ownership in half the property in favour of my wife, as I do not want to take any consideration amount from her?

- Kaushik Bose

Since you singly own the flat, you cannot relinquish part of it. However, if you wish to transfer ownership of the property during your and her lifetime without taking any consideration amount from your wife, you may execute a gift deed in favour of your wife for half, undivided portion of the flat. The gift deed is required to be duly stamped and registered.

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