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SUNIL TYAGI

My father died in the year 2008 without leaving a will for his property. I have a sister who is married. In 2009, I relinquished my share in favour of my sister in one of the properties left behind by my father. However, as things stand now, I am not on talking terms with my sister and there has been a dispute between us in respect of the other properties left behind by my father. I wish to revoke the relinquishment deed I had executed in favour of my sister. Is it legally possible to do so?

—M L Trehan

In normal course, once your rights in the property are relinquished by execution of a registered relinquishment deed, it cannot be subsequently revoked. However, based on the facts and circumstances, there are limited grounds on which you may succeed in revocation.

I am a 50-year-old Hindu woman. My father had adopted a male child before my birth. Few years back my adopted brother died and soon after his demise my father too passed away. After the demise of my father, my mother came to live with me. The wife and children of my adopted brother are asking for their share in father's property. I want to seek your advice in the matter. Please guide me if they have any share in the property left behind by my father.

—Jiya Raman

It is not clear from your

question whether your father left behind a will or he died intestate. Presuming that your father died intestate, your deceased adopted brother's widow and his children are entitled to the share of your adopted brother in the property left behind by your father.

I am a resident of Delhi but settled in Pune. I have a self-acquired property in Delhi which I had leased to a tenant. He has now informed me that a new electric meter needs to be installed in the property as the old one is giving a faulty reading. It is not possible for me to take leave from work. Is it safe to give a power of attorney to the tenant for doing the needful?

—Kishan Goyal

You may execute a special power of attorney in favour of your tenant to provide him authority for acting in your behalf for the specific purpose of replacement of the old faulty electric meter and the installation of the new electric meter in your premises in your name.

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