



LAW BOOK

Sunil Tyagi

My brother-in law passed away without a will. His heirs include my sister, ie his wife, their two minor children, his mother and three siblings. During his lifetime he had purchased an immovable property. Can this property be transferred to my sister, ie in his wife's name?

—Dev Nanda

Assuming the deceased was a Hindu male, if a Hindu male dies intestate, then his self-acquired property shall devolve in equal proportion upon his class I heirs. In this case, as per the Hindu Succession Act, 1956, class I heirs shall include; his mother; widow and children.

I own a house in Noida which is built on a leasehold plot. I pay yearly rent for the same. Is there any way to convert this plot to freehold? Can I pay the lease rent in one go? Can I sell the leasehold property? If yes, how?

—Abhishek Agarwal

Firstly, as of now, Noida Authority has not issued

any policy for conversion of leasehold properties to freehold. Yes, the Noida Authority gives an option to pay one-time lease rent.

I own a plot of residential land on which I have constructed three units on different floors. I have retained the ground floor unit and am planning to sell the other two units. The buyer of one of the units is insisting on keeping the original sale deed which was executed in my favour by the previous owner for the entire plot. Can he do so?

—Rajesh Sondhi

Since you (being the seller) have retained a part of the property, you are entitled to retain the documents of title relating to the said property.

The author is a senior partner at Zeus Law, a corporate commercial law firm. One of its areas of specialisations is real estate transactional and litigation work. If you have any queries, email us at htestates@hindustantimes.com or ht@zeus.firm.in