



htestates law book

SUNIL TYAGI

If my brother are the joint
ers of a residential property
we inherited from our moth-
she died last year leaving
nd a will bequeathing equal
e in the property to both of
live on the top floor and my
her lives on the ground floor.
first floor was leased out but
tenant will vacate the premis-
ext month. My brother is
ning to execute another
e deed on his own with a
tenant. Is it legally valid to
cute a lease deed for a
nise without obtaining con-
from the other co-owner?

- Manoj Chander

ase of a property which
joint ownership with
lived interest in the
perty, a lease deed can-
be executed by a co-
ner without the consent
he other co-owner of a
perty.

ather owned a residential
in Gurgaon and executed a

will for the same. The will was in
the name of my elder brother
who is now beneficiary of the
entire property. He now wants to
divide the property of our
deceased father, including the
residential plot which is in his
name, between the two of us.
What should we do?

- Samudra Gupte

Your brother may execute
a gift deed/transfer deed
duly registered with the
sub registrar's office in
your favour for the speci-
fied share of the property.
Upon registration of gift
deed, you will become the
owner of the specified
share in the said property.

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