



## LAW BOOK

Sunil Tyagi

I stay in a rented house in Delhi for which a registered lease agreement has been executed with the owner. Last week, when my guests had come over to my house, my landlord entered the premises without giving me a notice to inspect the premises. Is he allowed to enter the house in such a way?

- Anchal Suri

As per law, during the term of the lease your landlord may enter the premises/house at a reasonable time for inspection of the premises without giving you a notice unless agreed to the contrary. Usually, lease agreements contain a clause providing for an advance notice to be given by the landlord to the tenant before entering the leased premises. Therefore, if your agreement contains a term providing for such a notice you may refuse to allow him to enter the house.

In June 2010, I entered into an agreement with a builder for buying an under constructed apartment for a certain consideration. Now at the time of execution of the sale deed the builder/seller is demanding a much higher consideration than what was agreed. Can he unilat-

erally change the consideration?

- Shegali Bisht

Unless specifically agreed otherwise in the agreement, the developer cannot enhance the consideration. Even if the right to increase is reserved by the developer in the agreement, it is for specific reasons only. Kindly refer to your agreement and check the reasons for increase in consideration.

I have a house in Delhi which I wish to give on rent. Since I stay in Chennai, can I authorise my brother who stays in Delhi to execute and register a lease deed in respect of the house on my behalf?

- Ashutosh Sinha

Yes, you can authorise your brother by executing an appropriate power of attorney as per applicable law to execute and register the lease deed on your behalf.

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