



## LAW BOOK

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**I registered a will in 2012 bequeathing my entire property and assets in favour of my son and daughter. Now, I want to also bequeath certain properties in favour of my niece. How can I do so?**

– Santosh Menon

There are two ways to do the same; firstly, you may amend your existing will by executing a Codicil to the will and register the same. Secondly, you may revoke your earlier will and execute and register a new will for distribution of your properties to your son, daughter and niece.

**I am planning to purchase a property from a gentleman in Delhi. He has asked me to make payment in the name of his wife instead of him. Is this permissible?**

–Miraj Shah

Yes, you can make payment in favour of a nominee of the seller. The details of payments and the fact that the payment is being made to the nominee of the seller should be incorporated in the sale deed for clarity.

**I have a property in Delhi which I have decided to sell to a person who resides in Bengaluru and entered into an agreement to sell for the same. The consideration was agreed to be paid in installments. He paid the first installment and now has defaulted in payment of the remaining consideration and despite repeated reminders, is not paying. What remedy do I have?**

–Ramesh Muni

You can cancel the agreement to sell entered into

between the buyer and you, by giving him a notice of termination. If there is a provision for forfeiture of earnest amount in the agreement to sell you may forfeit the advance/earnest money as per the terms of the said agreement to sell.

**I am a member residing in a cooperative group housing society in Delhi. The managing committee of the society has levied certain charges which are not justifiable. I have asked the managing committee to call for a special general body meeting but they are not listening to me. What is the procedure for calling a special general body meeting by a member residing in a cooperative housing society in Delhi?**

–Santanu Singh

As per the Delhi Cooperative Societies Act, 2003, in order to convene a special general body meeting a requisition in writing may be made to the management committee of the cooperative housing society, by one-fifth members out of the total members in a cooperative housing society. The management committee is required to call the meeting within 30 days from the receipt of requisition in writing.

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