



LAW BOOK

Sunil Tyagi

I want to purchase a residential plot located in Delhi which is owned by a foreign diplomat. Can I do so? Is there any permission that the seller will have to take?

—JK Tiwari

Yes, you may purchase a residential property anywhere in India from a foreign diplomat after the seller has obtained clearance from the Government of India, Ministry of External Affairs for such purchase/sale.

I am the member of an association of flat owners. We had booked our respective apartments in a project in Gurgaon being developed by a prominent builder. The Flat Buyers' Agreement executed through us assured us that we will receive possession within 24 months. However, it has now been 36 months and the construction is nowhere near completion. We have paid approximately 85% to 90% of the consideration. How should we proceed?

—Jagdish Malhotra

You may seek compensation for period of delay in possession together with interest on the same from the builder. Alternatively, you may seek refund of your consideration along with interest.

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. Now, the buyer of one of the units is insisting upon keeping the original sale deed which was executed in my favour by the previous owner for the whole plot of land. Can he do so?

—LA Balakrishna

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

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

—R Sriram

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

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