



## LAW BOOK

Sunil Tyagi

**My husband is a member of and owns a flat in a cooperative group housing society (CGHS) in Delhi. I wish to purchase a flat in another CGHS in Delhi from my income and funds. Can I do it? Please advise.**

**-Ramandeep Kaur**

Under the Delhi Cooperative Societies Rules 2007, a person whose spouse or dependent child is a member of any CGHS is not eligible for admission as a member to any other CGHS. Since your husband is already a member you are disqualified from acquiring membership in another CGHS in Delhi.

**I live abroad and my mother who is 75 years old gave the power of attorney to my cousin brother to manage her property and related matters. She has recently been suffering from mental incapacity. I have learnt that taking advantage of the situation, my cousin brother is planning to misuse the power of attorney to dispose of her property. What do I do about this problem?**

**- Jaskiran Singh**

If the executor is suffering from mental infirmity or mental incapacity to such an extent that she cannot safeguard her assets and properties and is unable to take accounts from her

attorney, then the relationship between such an executor and attorney is non-existent and treated as unenforceable in the eyes of law.

**My father died a few months back. He has two children, my brother and I. He built a house in 1980 and the house is in his name. It is freehold property in Delhi. My father left behind a registered will which was made 12 years back.**

**In the will it is written that after his death, his home be equally divided between my brother, my mother and me. Is it necessary to get the property mutated in municipal corporation of Delhi (MCD) under all the three names?**

**- R K Ahuja**

Mutation with MCD is nothing but recording of a transfer of title of a property for the purpose of payment of municipal taxes only. Since your father has passed away, it becomes essential to get the same mutated in the name of the current owners.

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