



Cancel fake deal

Author: Navin Kumar, Advocate | Published in: Real Estate Beat

Estate Beat



(Above) Artist's impression of Omaxe Spa Village, Faridabad; (below) Gaur Grandeur in Noida

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given by 2010. Facilities include club with swimming pool and other ayurvedic treatment rooms. Beautifully landscaped park with water bodies are also provided in the complex.

Ready for grandeur?

Gaur Grandeur, located in SECTOR-119, NOIDA (NCR) launched sometime back still has a number of apartments up for grabs. These contemporary apartments are cool and stylish. Only 20 per cent of the complex is covered and remaining 80 per cent has been kept open. Special features include round-the-clock two tier security and clubs.

(Compiled by:
Nishraj A Baruah)

NAVIN KUMAR

Legal
Advisor



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Q I am the owner of a piece of land situated in Gurgaon for the last twenty-five years. Now, the rates of the property have gone up due to conversion of the land use of the land from agricultural to R-Zone. Recently, I came to know that some persons sold my land forging my signatures. On my complaint, the police registered FIR and arrested some of the accused. Please advise me whether I need to get the forged sale deed cancelled?

—*R Khandelwal, Rajouri Garden, Delhi*
A. It is advisable to get the forged sale deed cancelled/declared null and void by a court of competent jurisdiction to avoid unnecessary implications in the future.

Q I have availed a loan from a nationalised bank against my property. Due to some unseen financial crisis, my account was classified by the bank as NPA account. The said bank also issued notice under SARFAESI Act, threatening to take possession including and selling of my property to recover the dues. Please guide me whether the bank can take possession and sale my property without taking recourse of a court?

—*Sutekha Biswas, Noida*
A. The SARFAESI Act has been enacted by the Parliament to speed up the recovery proceedings of the banks and financial institutions. The said bank can legally take the possession of the property and also sale the same for recovering its dues without taking the recourse of a court of law. You are required to take the appropriate steps to safeguard your interest and property.

Q I am a non-resident Indian and with a view to settle down in India, I have bought a six bedroom flat on the second floor in G.K. on an 18 meter wide road in 2006. On my last visit to Delhi, I found that the builder has converted the ground and the first floor into a guest-house. Please advise whether is justified in a residential area?

—*Raj Chopra, Toronto*
A. Now, after the notification of Master Plan 2021 of Delhi, the municipal authorities are within their rights to sanction the change in permitted use of the land for which it was originally envisaged, but subject to fulfilling some conditions and on payment of some charges to the government. One of the conditions is being on an 18 metre ROW. You can also cross check the same with the authorities.

