



## It is safe to buy property in a Lal Dora area?

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## Is it safe to buy property in a Lal Dora area? You'll be wise to do a proper check with authorities before you decide

Q I am interested in a property stated to be owned by a head *mahant* of a religious trust. It's a residential property measuring 900 square yards situated at a prime location of Delhi, commanding a princely price. However, the *mahant* is able to produce only a sale deed pertaining to the period of 2007. During the due-diligence conducted by my lawyer, it was found that in the revenue records pertaining to the period 1977-78, the property was mutated in the name of some other persons, whereas the *mahant* is claiming to be owner of the property for the last 100 years. In view of the above facts, should I go ahead?  
- Rajesh Puttu, Malviya Nagar

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A. The position of the head *mahant* of a religious trust is similar to the *karta* of HUF (Hindu Undivided Family). The *mahant* is only entitled to hold the same as *karta* of the Trust and for the deity only. The head

*mahant* is entitled to sell the property as *karta* of the Trust, but only for the benefit of the Trust and for legal necessity benefitting the same. When the seller is claiming to be owner of the property for the last 100 years, he should be having the chain ownership or at least the origin of the ownership or any other documents corroborating the same. The mutation of the property in the name of some other persons in the revenue records, raise some sincere doubts. Before going ahead, you can also invite public objection by publishing a notice in a leading daily.

Q Is it safe to buy a commercial property built on a piece of land falling in the Lal-Dora area?

- Rakesh Mehra, Noida

A. Lal Dora land may be termed as an extended *abadi* of a village. The same is a hypothetical line drawn extending the residential area of a village to accommodate the increasing population. The same was only meant to be residential. Commercial use of the same was not allowed. The demolition of numerous complexes on the Mehrauli-Gurgaon Road, is an example of the same. Although, the Master Plan 2021 intends to explore the possibilities of allowing a limited percentage of the land for commercial activities. Therefore, it is advisable to check the same from the concerned authorities, whether commercial activity in the particular area is allowed or not.



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