



## Legal Advisor

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**Q. I am going to buy a property in Greater Kailash. The seller says that the original title deeds are lost. I am a little bit doubtful of the same. What precautions should I take?**

— M K Mehra, Delhi

A. You have reasons to be doubtful. In such a situation, you are required to ensure that the property is not equitably mortgaged to banks. Put a clause to this effect in the sale deed. Please find out whether a report was lodged by the seller with the police in connection with the loss of documents. Invite objections of the general public by placing an advertisement in a leading daily and wait for the response, if any. You are also advised to get a search conducted by a concerned Sub Registrar's office to ensure that the property is not being resold to you.

**Q. I am a married woman. My father died leaving behind me and my two brothers. We have got two properties in Delhi. Do I have a right to ask for partition in them?**

— Mrinalini Gupta, Delhi

A. Daughters now have equal right to share the father's property along with their brothers. The same has been conferred by the law. The daughters now even have the right to ask for partition for their share in the father's property.

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