



REAL ESTATE IS THE BEST INVESTMENT ON EARTH; HOWEVER, WHEN THE MUSIC STOPS PLAYING, WHICH HAPPENS OCCASIONALLY, DON'T BE THE ONE LEFT WITHOUT A CHAIR.
— STEVEN IVY



WHAT DO THESE ACRONYMS MEAN?
WAR: WARRANTY PLAN
TXS: TAXES.

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A vintage look never goes out of style as far as home décor is concerned. It has its own charm and timeless elegance where interior is concerned. It's an attempt to recreate the past splendour in a modern home. "A vintage look can be defined as an interior design theme that incorporates elements of the past and in particular, the best elements of that particular time. These are the elements that were popular or common during that period and those that best represented it," says, Kaizad Dinshaw, founder, Nitido Interior Design. There are several elements that one needs to consider while recreating a vintage look at home. "To begin with, the floor would be the pivotal element that would bring the various elements together, so attention needs to be paid while selecting this. Depending upon the kind of vintage look one wants to achieve, materials such as wood, stone or cement can be used very engagingly. A distressed or stained wooden floor for example would be a wonderful starting point," states Dinshaw.

When selecting colours in a vintage theme, go for the warmer and earthier tones. "Ideally, colours should be from the pastel family of blue, pink and peach. For fabrics, try muted floral patterns as these go well with a vintage look. Dress up the walls with wallpapers of joyful floral patterns," opines, Anamika Tomar, of 'Anamika Design co'.

For a tasteful and an elegant feel,

WHAT'S TRENDING

VINTAGE IS IN!

The vintage look not only makes a good style statement, but also showcases your personality



★
DON'T MIX IN CONTEMPORARY FURNITURE INTO A VINTAGE SPACE. REMEMBER THAT EVEN A SINGLE PIECE THAT DOESN'T FIT IN COULD POTENTIALLY KILL THE LOOK.

think out-of-the-box and go with the classics to add warmth and comfort. One needs to look into furniture of the vintage style of your choice and ensure that each piece is designed or chosen accordingly. "Furniture accessories such as antique chests, coffee

tables, lamps, clocks, storage cabinets among others, can lend an exciting quality to the look of your home. Vintage fans finish the look of the ceiling and coupled together with antique pendant lights,

can give the space a warm feel. Try placing an old gramophone or an old telephone as well," says Dinshaw. Winged chairs and a royal arm chair make for statement pieces and spell more than mere comfort. Painting of your furniture has emerged as a rage today. If you like the distressed look, varnish the old pieces. Vintage-inspired furniture is a big trend with old reclaimed wood or wood that looks colour-washed and weathered. Add the vintage charm by detailing arches and ceilings of your home. "The vintage theme is not about depicting an elite theme; it's more of relishing the nostalgic memories and showcasing the collectibles that hold importance in your life from the past. Creating your personal style with an old carved wooden trunk from your grandmother's treasure, favourite silver accessories framed and placed on a wall or an interesting old chessboard in a corner, can do wonders," states Tomar.

Relive the old memories of yore. Frame old maps, prints, black and white family photos, etchings, posters, lithographs and display them on the wall. Hang glass lamps and metal lanterns on the windows too. Some gold accents and accessories with a combination of matte or shiny gold, add to the sparkle. So opt for interesting knobs and door handles. Choose ornamental frames, brass, bronze, earthen kitchen pots and vessels. These are elements that give the home a distinct personality.

With the vintage theme, one has to be careful to look into the details. Every detail matters and no detail is too small to be overlooked. Be careful to avoid industrial materials such as veneers, laminates and steel. Look out for pieces with intricate detailing and colonial finishing.

Sunaina Singh, who lives in Juhu, says, "Our living room has traditional antique looking furniture. The home is dotted with ornate furniture and heirloom accessories. Most of the wooden furniture in the house is quite old. I have a four-poster bed complete with a canopy above and an antique chest of drawers at the foot. The glass and wooden cupboards, carved mirror frames are of my grandfather's time. Timeless vintage pieces never weather. The silver and copper trays, silk carpets, are cherished hand-me-downs of my family which I proudly display."

For lights, opt for classy chandelier lights and exquisitely patterned wall lamps. Browse local markets, antique and curio shops and exhibitions, as they are places for interesting vintage finds.

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TRANSFER OF SHARE TO A NOMINEE

If an owner of a flat nominates his son and also declares his will, but after his death, his other children object to this nomination, can the housing society overlook their objection and transfer the share to the nominee? Is the will legal without registration?

> LILLY DEVASIA

→ If the owner of a flat in a co-operative society makes a nomination as per the rules made in this regard, then as per section 30 of the Maharashtra Co-operative Societies Act, 1960, the society shall transfer the share or interest of the deceased member to the person nominated in accordance with the rules. Therefore, once a valid nomination is made, then even if the other children object to the nomination, the society shall transfer the share or interest of the de-

ceased member to the nominee. A will is valid even if the same is not registered, as it is not compulsory to register a will under the Registration Act, 1908.

GIFT DEED OF A FLAT

My father wants to make a gift deed of the flat in my name. I am the eldest daughter; we are three sisters and all are married. Being a woman, can you please let me know as per the new rule what will be the stamp duty and registration charges for the flat, which has a market value of approximately Rs 50 lakhs in Malad?

> VANITA

→ As per the recent amendment made to the Maharashtra Stamp Act, concessional stamp duty of Rs 200 only is payable on an 'instrument of gift' in case of a gift of a residential and an agricultural property

to a close relative specified therein, such as to a daughter. The registration fees charged by the Registrar is one per cent of the market value of the flat subject to a maximum of Rs 30,000.

Readers interested in posing legal queries related to CHS matters can write in to mumbai@timesproperty@gmail.com

Queries should be sent only via e-mail and will only be answered through this column. Please allow for a few weeks, for a reply. For the purpose of brevity, it may be difficult to answer every query posed. However, most pertinent ones will definitely be addressed. Kindly check the paper for the same.

Please note that given the complexity of legal issues, the facts supplied by readers through their letters are invariably tentative and incomplete. The answers given are in the nature of guidelines. Before taking any concrete steps, readers should seek legal opinion.

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