

FININ2MIN - TRANSFER OF PROPERTY ACT, 1882

Chapter V - Leases of Immovable Property

Chapter in 2 Minutes

Convert lease creation, rent, covenants, termination, forfeiture and holding over into an evidence-backed lifecycle.

Provision map

- 105: Lease, lessor, lessee, premium and rent defined
- 106: Duration and notice for certain leases
- 107: Leases how made
- 108: Rights and liabilities of lessor and lessee
- 109: Rights of lessor transferee
- 110: Computation of lease term
- 111: Determination of lease
- 112: Waiver of forfeiture
- 113: Waiver of notice to quit
- 114: Relief against forfeiture for non-payment of rent
- 114A: Relief against forfeiture in certain other cases
- 115: Effect on under-leases

Transaction controls

- ☐ Classify interest and transaction
- ☐ Verify title, litigation and encumbrances
- ☐ Confirm capacity, authority and consent
- ☐ Apply State stamp and registration
- ☐ Reconcile consideration, tax and possession
- ☐ Preserve closing and remedy evidence

Red flags

- ! Unclear title/authority
- ! Pending litigation or acquisition
- ! Unreleased mortgage/charge
- ! Wrong instrument or deficient stamp
- ! Possession before legal protection
- ! Uncontrolled limitation or forum