

ASSIGNMENT OF LEASE

THIS INDENTURE made at _____ on this _____ day of _____ in the Christian Year Two Thousand **BETWEEN ABC**, of _____, Indian Inhabitant, residing at _____, hereinafter referred to as **"THE ASSIGNOR"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her legal heirs, executors and administrators) of the **ONE PART;**

AND HAPPY HOME PROPERTIES PRIVATE LIMITED, a company registered under the Companies Act, 1956/2013, having its registered address at _____, represented by its Authorized Director Mr. _____, hereinafter referred to as **"THE ASSIGNEES"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART:**

WHEREAS: -

- (a) The Assignor is the lessee in respect of the Plot No. of _____, the Municipal Corporation of _____, admeasuring _____ sq. yds. equivalent to _____ sq. mts. (hereinafter referred to as **"the said Plot"**) and is the absolute Owner of the existing structures standing thereon. The said Plot

and the structures standing thereon which are more particularly described in the **FIRST SCHEDULE** hereunder written are collectively hereinafter referred to as **“the said Property”**.

(b) The title of the Assignor to the said property arises as under:—

(i) By an Indenture of Lease dated _____ made between the Municipal Corporation of the City of _____ of the One Part and the Assignor herein, the Municipal Corporation demised the said plot unto the Assignor herein for a term of 999 years (nine hundred and ninety nine years) from _____ onwards at a yearly rent of Rs. _____/- (Rupees _____ only) with the right and authority to the Assignor herein to construct residential structures thereon. The said Indenture of Lease dated _____ is duly Registered with the Sub-Registrar of Assurances at _____ under Serial No. _____ on _____.

(ii) The Assignor has at his/her own cost in the year _____ constructed a residential building on the said Plot and which building consists of ground plus _____ floors and is known as “_____”. The said building is fully occupied by _____(_____) tenants/occupants yielding monthly gross rent of Rs. _____/- (Rupees _____ only) and is subjected to annual property taxes including repair

**PAGES 3 TO 9
NOT AVAILABLE
FOR PREVIEW**

PREVIEW