INSTRUCTIONS TO USE THE MODEL FORMS FOR DOCUMENTATION

1) **These templates are to guide the citizen to prepare document on his own.**
2) **The citizen shall carefully draft the document by incorporating clauses and/or amending/deleting the clauses in the model forms.**
3) **He shall give accurate information regarding parties. There should not be any spelling mistakes. The description of parties should be complete and free from mistakes along with the addresses.**
4) **The flow of title particularly how the present transferor got the title over the scheduled property mentioning link documents, court judgements, inheritance etc shall be mentioned chronologically without any mistakes.**
5) **The scheduled property details shall be given clearly. The description of the property shall be such that it is identifiable according to Registration law and rules made thereunder.**
6) **The consideration and other information affecting the chargeability of the instrument shall be provided correctly and factually so that proper stamp duty and other charges are levied during registration process by the Registering Authority. If there is suppression of facts leading to loss of revenue, then the parties are liable for prosecution besides collecting legitimate revenue from the parties as per law in vogue.**
7) **If parties commit any mistakes in document that may lead for rectification of mistakes by executing a rectification deed subsequently. Therefore, the parties are advised to take all required care and caution during preparation of document to avoid unnecessary round of tours to the offices for getting rectification deed(s) registered.**

DISCLAIMER: DEPARTMENT OWNS NO RESPONSIBILITY FOR THE CLAUSES/COVENANTS USED IN THE MODEL DOCUMENTS. IT IS UPTO THE PARTIES TO USE THEM OR MODIFY THEM. THE PARTIES MAY PREPARE DOCUMENT SUITING TO THEIR NEEDS WITHOUT DEPENDING ON THE MODEL DOCUMENTS PROVIDED. DEPARTMENT KNOW THAT EACH TRANSCTION/DOCUMENT IS UNIQUE. THEREFORE, PARTIES ARE ADVISED TO TAKE ALL THE CARE IN PREPARATION OF DOCUMENT TO RECORD LEGAL RIGHTS AND OBLIGATIONS PROPERLY REQUIRED UNDER VARIOUS LAWS.

You may find more information on the above subject by visiting these pages

https://registration.telangana.gov.in/saledeed.htm
https://registration.telangana.gov.in/documentpreparation.htm

GIFT SETTLEMENT DEED
(FOR other than FAMILY MEMBERS)

Sri

THIS GIFT SETTLEMENT DEED is made and executed on this the _____day of_____Month_____year by

_____S/o, D/o, W/o.
aged about years, Occupation:
Resident of D.No.
_____ ,
Represented by his / her agent

Being Minor Represented by Father / Mother / Brother / Guardian etc.

Sri _____ S/o, D/o, W/o. ,
aged about years, Occupation:
Residing at under general / special power of attorney dated _____Registered as Document Number_____ of Year_____ Book IV of RO/SRO .

Hereinafter called the **"SETTLER (S)"** which term shall mean and include all his heirs, legal representatives, executors, administrators and assignees etc. of the ONE PART

IN FAVOUR OF

Sri _____ S/o, D/o, W/o.
aged about years, Occupation:
Resident of D.No. ,

Sri

_____ ,
Being minor
represented by Father/Mother/Brother/Guardian

_____S/o, D/o, W/o.
aged about years, Occupation:

Residing at_____

Hereinafter called the **"SETTLEE"** which term shall mean and include all his heirs, legal representatives, executors, administrators and assignees etc. of the OTHER PART

WHEREAS the SETTLER(s) herein is the absolute owner(s) and possessor of Agriculture Land bearing Survey No. _____admeasuring_____Acres,_____ Gts., Situated at_____Village_____ Mandal _____District, which was inherited / having acquired the same from _____through a sale deed / Gift /Gift Settlement/Partition/Will deed registered as No._____ of _____ of S.R.O. _____ copied in Volume No. _____at Page _____vide pattadar pass book no_____ titledeed no_____ issued by_____M.R.O.

WHEREAS the Settlee is the _____ of the SETTLER and the SETTLER in lieu of natural love and affection towards the Settlee has desired to settle the said property (hereinafter referred to as the "SCHEDULE PROPERTY") to the Settlee free of cost , and the Settlee herein has accepted the same.

NOW THIS GIFT SETTLEMENT DEED WITNESSES AS FOLLOWS:

1) The SETTLER(s) is the absolute owner and possessor of the schedule property, the SETTLER(s) is entitled to alienate by way of settlement, the SETTLER does hereby transfer, convey and assign the schedule property in favour of the Settlee to have and to hold the same as absolute owner.

2) The SETTLER(s) is having affection and natural love with the Settlee, as such the SETTLER has decided to settle the schedule property to the Settlee and make the Settlee absolute owner by executing this Deed in her/his favour.

3) The SETTLER(s) does hereby convey and transfer all rights along with all ownership rights and title hitherto enjoyed by the SETTLER in respect of the schedule property in favour of the Settlee absolutely and for ever to hold, use and enjoy the same as owner thereof without any interference or disturbance from anybody else.

4) The SETTLER(s) herein has delivered the peaceful physical and vacant possession of the schedule property to the Settlee along with all title deeds etc.

5) The SETTLER(s) herein declares that the said property is free from

all encumbrances, charges, prior sale, gift, mortgage, lien, litigations and court attachment alike of similar Government or private encumbrances.

6) The SETTLER(s) has paid all the taxes and charges etc., up to date to the respective departments in respect of the schedule property.

7) The SETTLER(s) hereby agrees to cooperate with the settlee to get the title of the said property changed in the name of settlee in the revenue records.

8) The land is not in assigned land with in the meaning of assigned lands (prohibition of transfers) act of 1977and it does not belong to or under mortgage to govt. agencies / undertakings.

9) The SETTLER hereby declares that there are no Mango Trees / Coconut Trees/ Betal Leaf Gardens / Orange Groves or any such

other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery no fish ponds etc., in the lands now being transferred; that if any suppression of facts is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit duty.

10) The SETTLER(s) here by declares that he has transferred an extent of Ac._____ Gts. including Ac_____Gts. transferred through this document so far interms of G.O M.S.No 733 Revenue (UC II) Department dated 31/10/1998.

11) The said property is situated outside the urban agglomeration hence the urban ceiling act is not possible.

12) That the value of the schedule property hereby Gifted is Rs.

13) Rule 3 Statement

SCHEDULE OF PROPERTY

All that the piece and parcel of Agriculture Land bearing Survey No.___admeasuring Ac._____Gnts. /_____Hectors, situated in _____Village_____Mandal_____ , Under the jurisdiction of Sub District_____and Registration District_____bounded by ,

NORTH :

SOUTH :

EAST :

WEST :

More fully shown in the red colour in the plan annexed hereto.

IN WITNESS WHEREOF, the SETTLER herein has signed on this Gift Settlement Deed with his/her own free will and consent on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES :

1.

SETTLER

2.