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

http://registration.telangana.gov.in/saledeed.htm

http://registration.telangana.gov.in/documentpreparation.htm

LEASE AGREEMENT

(for agriculture lands)

This Lease Agreement is made and executed on this _____ day of _____ at _____by and between :

Sri _____ S / o D / o W / o aged about _____Occupation _____ R / o _____

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 Landlord or **LESSOR** which term shall mean and include all their heirs, legal, representatives, nominees and assigns etc.).

Sri _____ S / o D / o W / o aged about _____Occupation R / o _____

Sri _____ S/o, D/o, W/o. ,

aged about years, Occupation:

Residing at

Hereinafter called the **LESSEE** which term shall mean and include all his heirs, legal representatives, nominees and assignees etc.

Whereas the land lord herein is absolute owner of the agriculture land bearing Survey No. _____admeasuring_____Acres, _____Gts., Situated at_____(Vill)_____ (Mandal) _____Districts, 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 Lessee has approached the lessor and offered to take on lease the scheduled property belonging to the lessor and the lessor has agreed to lease the scheduled on terms and conditions as here under.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

The lease shall be for a period of_____months / years

1. That the lessee shall pay a monthly rent of Rs. _____ (Rupees only) exclusive of property tax, electricity charges, maintenance charges and any other charges to the land lord on or before ____ day of every English Calander month without any default. The payment of monthly rent shall be witnessed by duly stamped receipt evidently payment of rent.

2. The Lessee paid of Rs_____months rent to the lessor as deposit, which is adjustable before the termination of the lease.

   The lessee paid_____months rent as deposit to the lessor which is refundable at the time of termination of lease.

3. That the lessee shall pay apart from the aforesaid rent, water charges, maintenance charges and any other charges levied by the government authorities regularly.

4. The property tax to local body will be paid by the lessor only

5. The property tax to local body will be paid by the lessee and the present property tax is Rs_____ per annum.

6. That the lessee shall obtain receipts for the property tax paid and submit to the lessor.

7. That the lessee shall not sublet the premises or transfer his lease hold rights in favour of any person whatsoever. The lessee shall not part with the possession of either whole or in portion of the leased premises in favour of any person whatsoever.

8. That the lessee shall keep the scheduled property in good condition and shall not carry or any alteration what so ever. Without the prior written consent of the landlord.

9. That the lessee shall not carry on any illegal business or shall store any material prohibited under law.

10. That the lessee shall not store any explosive material which may damage the schedule property .

11. That the lessor and its representatives shall be entitled to inspect the schedule property at all reasonable times.

12. That in the event of the lessee committing breach of any of the terms and conditions mentioned above. The lessor shall be entitled to terminate the lease agreement without any notice and take possession of the leased property.

13. That the lessee shall pay the rent every month regularly before the____of the each succeeding month and obtain the receipt of the same.

14. The scheduled property is not an assigned land within the meaning of A.P.Assigned lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong or under mortgage to Govt.agencies / undertakings.

15. There is no House or any constructions in the said Land, if any structure is there the parties may be prosecuted Under Section 27 and read with Sec. 64 of Indian Stamp Act besides recovery of the stamp duty.

16. The Lessor further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agriculture Holdings). Act. No. 1 of 1973.

17. The Lessor 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.

18. Name of Village S.No. Rate per Acre Total Market Value

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 :

In witness whereof the landlord and the lessee have signed this lease agreement in token of their acceptance with their own free will and without any undue influence and coercion in the presence of witnesses :

WITNESSES :

1.

2.

LESSOR

LESSEEE