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

G I F T D E E D

(For Agriculture Lands)

THIS GIFT DEED is made and executed on this the _____day of _____Month,_____years, at Hyderabad-A.P. by:

Sri _____ 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 ,

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 referred to as **"DONOR"** which term unless repugnant to the context shall mean and include all his heirs, legal representatives, administrators and successors-in-interests, assignees and nominees etc. of the ONE PART

IN FAVOUR OF

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

aged about years, Occupation:

Resident of D.No. _____

Being minor represented by Father/Mother/Brother/Guardian

Sri _____ S/o, D/o, W/o. , aged about years, Occupation: Residing at_____

Hereinafter called the **"DONEE"** which term unless repugnant to the context shall mean and include all his heirs, legal representatives, executors, successors-in-interest, assignees, nominees and administrators etc. of the OTHER PART

WHEREAS the Donor herein is the absolute owner and possessor of Agriculture Land bearing Survey No._____ admeasuring _____Acres /_____Hectors, Situated in _____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.

Thus the Donor herein is the owner and having absolute authority, un-impeachable marketable title, full and perfect alienable rights in the above said property and he has been enjoying the peaceful, continuous and uninterrupted possession of the above said property.

THUS the Donor hereby grants, conveys and transfers unto and to the use of the Donee herein forever, ALL THAT PIECE & PARCELS of the said property along with all rights, title, interest, easementary rights, appurtenances etc., in the said property free from all encumberances, charges, prior sales, tenancy claims, mortgages, exchanges,

illegal-encroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the same to the Donee and the Donee has accepted the same.

AND TO HAVE & HOLD the said property unto and to the use of the Vendee herein forever, the Donor hereby declares, covenants and agrees with the Donee on the following terms of sale:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That the Donor hereby covenants and declares that he is the absolute owner and possessor of the property hereby Gift and has every right, authority and competency to transfer, alienate the said property absolutely in favour of the Donee herein.

2) The Donor hereby further covenants, declares and agrees that the gifted property is free from all encumberances such as mortgages, charges, lien, demands, interest, security, litigations, surety, prior sales, government or private attachements and or any other charges etc., of any nature whatsoever.

3) The Donor hereby further covenants and declares that he has not done any act whereby the property hereby sold is either encumbered or the Donor herein is in any manner debarred or prevented from selling and transferring the same absolutely in favour of the Donee herein.

4) The Donor states that there is neither any legal embargo nor any legal impediment in the gifted property.

5) The Donor herein further covenants, declares and assures that he has put the Donee herein in actual vacant and complete physical possession of the said property hereby gifted and that the Donee herein shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, thereform without any interruption or disturbances either by the Donor herein or any other person claiming through or under the Donor.

6) The Donor further hereby covenants, declares and agrees that if any defect is found or discovered in the title of the Donor with regard to the property hereby gifted or due to such defect in title if the Donee herein deprived of the whole or any part of the property hereby gifted to the Donor herein shall duly take necessary steps for restoration of the schedule property to the donee.

7) The Donor hereby further covenants, agrees and declares that he has paid all the taxes and charges payable in respect of the property hereby Gifted, upto the date of execution and registration of Gift Deed, if any such amount remains unpaid or the same is recovered from the Donee herein or the Donee herein is compelled to pay the same the Donor herein shall duly reimburse to the Donee to the extent of the same.

8) The Donor hereby covenants, agrees and declares that he shall support every lawful application made for changes and mutation before the concerned corporation and other offices.

9) The Donor further hereby declares and covenants that he shall always indemnify and keep indemnified the Donee against all claims, by any person whatsoever in derogation of the full, absolute and unencumbered title of the Donee.

10) Rule 3 statement

Name of Village	Sno	Rate per Acre	TotalMarketValue

SCHEDULE OF PROPERTY

All that the piece and parcel of Agriculture Land bearing Survey No._____admeasuring_____Acres__Gts. /_____Hectors, situated in _____Village_____Mandal_____District_____ and Under the jurisdiction of Sub District_____and Registration District_____bounded by : which is more clearly shown in the plan annexed hereto and delineated in RED colour and bounded by:-

NORTH :

SOUTH :

4) The Donor states that there is neither any legal embargo nor any legal

EAST :

WEST :

IN WITNESS WHEREOF, this Gift Deed is made, executed and signed by the Donor in favour of the Donee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in presence of the below mentioned witnesses.

D O N O R

D O N E E

WITNESSES :

1.

2.