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

RELEASE DEED

(for Agriculture lands)

THIS DEED OF RELEASE is made and executed on this the _____day of_____year 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 called the **"RELEASOR"**)

INFAVOUR 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 **"RELEASEE"**)

The terms "RELEASOR" and "RELEASEE" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, administrators and assignees etc.

WHEREAS the Releasor and the Releasee are the sole and absolute joint owners 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.

The scheduled property has been inherited by the Releasor and Releasee herein from Sri_____who acquired the said property by means of a registered Doct.no._____ / by inheritance and he / she died intestate leaving the Releasor and Releasee as his / her legal heirs. Hence they have become co – parceners of the scheduled property.

WHEREAS the said property is fully described in the Schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red color.

WHEREAS the parties hereto are unable to enjoy the said property

jointly and the said property is incapable of division by metes and bounds for convenient separate enjoyment.

WHEREAS the Releasor has decided to release his / their Joint right in respect of the above said property in favour of the Releasee and the Releasor has not taken any consideration from the Releasee in respect of the schedule property / taken Rs towards consideration from the release in respect of the said released property which the releasor here by acknowledges.

NOW THEREFORE this Deed of Release witnesses that in pursuance of the said offer the Releasor does hereby release renounce, relinquish and disclaim his _____joint right, title,

and interest in the said property in favour of the Releasee to have and to hold the same as absolute owner of the said property exclusively together with ways, liberties, privileges, easements and appurtenances belonging or appertaining thereto.

1. The Releasee shall hence-forth enjoy the said property as

sole and absolute owner without any interruption or disturbance from the Releasor or any person or persons claiming under the Releasor.

2. The Releasor hereby assure the Releasee that he/she has not encumbered his/her_____joint right in the said property and the Releasor shall indemnify the Releasee if any such encumbrance is found to exist.

3. The Releasor hereby agree to do any further act for further and more perfectly assuring the said property to the Releasee exclusively/ The Releasor agree to co-operate with the Releasee to get the said property mutated exclusively in the name of the Releasee in Revenue Records.

5. 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.

6. The Releasor 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.

7. The land 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 to or under mortgage to Govt. Agencies/Undertaking, And there is no house or any constructions in the said land if any structure is there, we may be prosecuted Under Section 27 & 64 of Indian Stamp Act.

8. The Vendor 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.

9. There are no other co-owners to the said property except the Releasor and the Releasee.

SCHEDULE OF THE 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 Releasor hereunto has set his hand to this Deed of Release on this day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES :

1. **THE RELEASOR**

2.