

## **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 \_\_\_\_\_  
\_\_\_\_\_

Being minor represented by Father/Mother/Brother/Guardian

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 \_\_\_\_\_ titled deed 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 .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 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

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### **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.

**LESSOR**

2.

**LESSEEE**