

Annexure – I

STANDARD LEASE AGREEMENT FOR AGRICULTURAL LAND

This lease agreement is made and executed by and between the following Landowner – Lessor (s) and Lessee-Cultivator(s):

1. Landowner – Lessor(s)

Name(s):		
D/o, S/o:		
Aged about:		
Occupation:		
Residing at:		

2. Lessee-Cultivator(s)

Name(s):		
D/o, S/o:		
Aged about:		
Occupation:		
Residing at:		

3. Subject and Duration of Lease Agreement

3.1. The Landowner–Lessor-transfers and the Lessee-Cultivator accept the following land parcel for lease for agriculture and allied activities:

Survey No. _____

Extent/Area: _____

Situated in :(Village/Mandal/District) _____

Bounded by

North:

South:

East :

West :

3.2. The land parcel is leased for the duration of _____ years with a starting date of _____ and an expiration date of _____, after which the Lessee-Cultivator will give up possession unless the parties extend the lease by mutual agreement.

3.3 If the Land owner–Lessor and Lessee-Cultivator mutually agree to extend the lease period, they can do so by making entries in the table in Section ___ of this Lease Agreement.

3.4. The Landowner–Lessor(s) guarantees that she/he/they are the absolute owner of the land having inherited/purchased/received the same from

_____ on _____ (date) through a partition/will/sale deed/gift/other as reflected in the following registered document and/or Record of Rights number:

3.5 The Landowner–Lessor guarantees that the parcel is free of any encumbrances or restrictions with regard to its use for agricultural production.

4. List of Agricultural Activities for which the Land will be used:

5. The resources that can be used by the Lessee:

6. Payment

4.1 For use of the land, the Lessee-Cultivator will pay the Landowner-Lessor a lease amount in either rupees or fixed quantity of produce or share of produce or in a combination of these as indicated in the following table:

Form of Payment	Amount	Due Date
Rupees	Rs _____ per year	
Crops in-kind (first) Type of crop:	Fixed quantity of _____ (number) _____ (unit e.g.kg, quintals, etc.) Share amount of _____ % of the harvested crop	
Crops in-kind(second, if applicable) Type of crop:	Fixed quantity of _____ (number) _____ (unit e.g.kg, quintals, etc.)	
Crops in-kind(Third crop, if applicable) Type of crop:	Fixed quantity of _____ (number) _____ (unit e.g.kg, quintals, etc.) Share amount of _____ % of the harvested crop	

7. Obligations for Inputs

5.1 Responsibility for the payment or provision of inputs will be by mutual agreement of the Land owner-Lessor and Lessee-Cultivator according to the following table:

	Landowner – Lessor	Lessee-Cultivator
Seeds		
Fertilizer		
Pesticides		
Hired labor costs		
Other:		

8. Rights and Obligations of the Land owner-Lessor

The Landowner-Lessor shall put the Lessee-Cultivator in possession of the leased- out land on the first day of the lease and shall not interfere with the Lessee-Cultivator's use and possessions long as the Lessee-Cultivator is in compliance with the terms of this agreement.

The Landowner-Lessor shall have the right to take back the land at the end of the agreed lease period, unless it is renewed again by mutual agreement of the Land owner-Lessor and Lessee-Cultivator.

The Landowner-Lessor shall have the right to alienate the leased-out land including by sale, gift, and mortgage provided the Lessee-Cultivator is allowed to cultivate the land even after the alienation until the expiry of the agreed lease period, as per the law.

The Landowner-Lessor shall have the right to terminate the lease after providing notice and giving the Lessee-Cultivator 90 days to correct the violation if:

- (a) The Lessee-Cultivator fails to pay the lease amount as mutually agreed in Section 4 of this Lease Agreement;
- (b) The Lessee-Cultivator uses the land for purposes other than agriculture and allied activities; or
- (c) The Lessee-Cultivator fails to comply with any other provision of this Lease Agreement

In the event of death of any single land owner lessor, the lessee cultivator shall continue to cultivate the leased-inland during the remaining lease period, unless the Lessee Cultivator and heirs of Landowner Lessor agree to end the lease agreement by mutual consent. In the case of multiple Landowner Lessor, as long as one of the original lessors is surviving, the lease agreement shall stand.

9. Rights and Obligations of the Lessee-Cultivator

The Lessee-Cultivator shall not acquire any right over the land other than those set forth in this lease agreement.

The Lessee-Cultivator shall vacate the land immediately at the end of the lease period or the mutually extended period without any encumbrances created during the lease period.

The Lessee-Cultivator shall pay the lease amount in cash or fixed quantity of produce or share of produce on time as specified in Section 5 of this lease agreement.

The Lessee-Cultivator is liable to the Landowner-Lessor for any damage to the land and any other immovable property on the land other than normal wear-and-tear.

The Lessee-Cultivator is entitled to undisturbed possession and use of the agricultural land for the agreed period as per the Lease Agreement.

The Lessee-Cultivator shall be entitled to obtain loans, crop insurance, disaster relief or any other related benefits or facilities provided to farmers by the State or Central Government based on their agricultural use of the leased-inland.

The Lessee-Cultivator's rights under this lease agreement are NOT heritable. In the event of death of a single Lessee Cultivator during the lease period, land shall revert to the Land owner Lessor at the end of the crop year, unless the Land owner Lessor and heirs of Lessee Cultivator mutually agree to terminate the lease agreement earlier or to continue the lease for the remaining lease period or any extended period by entering into an agreement. In the case of multiple Lessee cultivators, as long as one of the Lessee Cultivators is surviving, the lease agreement shall stand.

10. Resolving Disputes

The Landowner-Lessor and Lessee-Cultivator shall make all efforts to amicably settle any dispute between them arising out of this Lease Agreement, using third party mediation or Gram Sabha or Gram Panchayat.

If the dispute cannot be settled through the mechanisms in Secs.8.1, the neither party may file a petition before the competent authority or any other dispute resolution mechanism created by the District Collector or Government.

If a dispute cannot be settled through the mechanisms under8.1 and8.2, the Landowner-Lessor and Lessee-Cultivator shall approach the Lok Adalats constituted under the National Legal Services Authority Act or a special land tribunal created for the purpose.

11. Other Terms

This lease agreement shall NOT create any occupancy right, protected tenancy right or any other related right in the Lessee-Cultivator other than the rights contained in the lease agreement.

This lease agreement shall NOT be entered into the Record of Rights.

This lease agreement shall shall NOT *tick chosen box+ be registered under the Registration Act.

This Lease Agreement will be executed in three original copies. The Landowner-Lessor will keep one copy. The Lessee-Cultivator will keep one copy. The third copy will be kept by the following person (can by Sarpanch/Pradhan, Revenue Officer, or any other person) _____, who has been chosen by mutual agreement of the Landowner-Lessor and the Lessee-Cultivator.

10. Other unique terms added by parties -----

11. Signatures

In witness where of, the Landowner-Lessor(s) and Lessee-Cultivator(s) 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.

LANDOWNER-LESSOR(S)

LESSEE-CULTIVATOR(S)

Signature(s)

Signature(s)

NAME OF THE REGISTERED GROUP

Signature

Name of the members

Date:

Date:

Heir(s)

Co-Lessee

WITNESSES

Name _____ Signature _____

Date _____

Name _____ Signature _____

Date _____

Agreement to extend the Agricultural Land Lease Agreement

Upon expiration of the lease period described in Section 3.2, hereby the Landowner-Lessor and the Lessee-Cultivator certify that the period of the Lease Agreement is prolonged as indicated in the table below.

I	II	III
Lease period extended: Number of Years and Expiry Date	Signatures	Date of Signing
Lease period is extended for another ____ year(s), expiring on ____ day of _____ (month), in year 	_____ (Landowner-Lessor) _____ (Lessee -Cultivator)	____ day of _____ (month) in year _____
Lease period is extended for another ____ year(s), expiring on ____ day of _____ (month), in year 	_____ (Landowner - Lessor) _____ (Lessee - Cultivator)	____ day of _____ (month) in year _____
Lease period is extended for another ____ year(s), Expiring on ____ day of _____ (month), in year _____ _____	_____ (Landowner - Lessor) _____ (Lessee - Cultivator)	____ day of _____ (month) in year _____
Lease period is extended for another ____ year(s), expiring on ____ day of _____ (month), in year _____	_____ (Landowner - Lessor) _____ (Lessee - Cultivator)	____ day of _____ (month) in year _____

Lease period is extended for another ____ year(s), expiring on ____ day of ____ (month), in year	_____ (Landowner - Lessor) _____ (Lessee - Cultivator)	____ day of ____ (month) in year ____
---	---	---

BROAD STRUCTURE
(Sections, Divisions and Groups)

Section A	Agriculture, forestry and fishing
Division 01	Crop and animal production, hunting and related service activities
Group 011	Growing of non-perennial crops
Group 012	Growing of perennial crops
Group 013	Plant propagation
Group 014	Animal production
Group 015	Mixed farming
Group 016	Support activities to agriculture and post-harvest crop activities
Division 02	Forestry and logging
Group 021	Silviculture and other forestry activities
Group 022	Logging
Group 023	Gathering of non-wood forest products
Group 024	Support services to forestry

Detailed Structure

Group	Class	Sub-class	Description
-------	-------	-----------	-------------

SECTION A : AGRICULTURE AND FORESTRY

DiviSion 01 : Crop and animal Production, hunting and related Serviceactivities

011	0111		Growing of non-perennial crops	
			Growing of cereals (except rice), leguminous crops and oil seeds	
			This class includes all forms of growing of cereals, leguminous crops and oil seeds in open fields, including those considered organic farming and the growing of genetically modified crops. The growing of these crops is often combined within agricultural units	
			This class excludes:	
			- growing of maize for fodder, see 0119	
		01111	Growing of wheat	
		01112	Growing of jowar, bajra and millets	
		01113	Growing of other cereals	
		01114	Growing of pulses (dal) and other leguminous crops such as peas and beans, not used as oilseeds	
		01115	Growing of mustard oil seed	
		01116	Growing of groundnut oil seed	
		01117	Growing of sunflower oil seed	
		01118	Growing of soya bean oil seed	
		01119	Growing of other oil seeds	
		0112		Growing of rice
			This class includes the growing of rice, including organic farming and the growing of genetically modified rice.	
		01121	Organic farming of basmati rice	
		01122	Organic farming of non-basmati rice	
		01123	Inorganic farming of basmati rice	
	01124	Inorganic farming of non-basmati rice		
	0113		Growing of vegetables and melons, roots and tubers	
		This class excludes:		
		- growing of mushroom spawn, see 0130		
	- growing of chilies and peppers (capsicum spp.) and other spices and aromatic crops, see 0128			
01131	Growing of asparagus, cabbages, cauliflower, broccoli, lettuce, chicory, spinach and other leafy or stem vegetables			
01132	Growing of cucumbers, gherkins, aubergines, tomatoes, watermelons, cantaloupes , melons and other fruit-bearing vegetables			
01133	Growing of onion			
01134	Growing of carrots, beets, turnips, garlic, leeks and other root, bulb vegetables(onion excluded)			
01135	Growing of potatoes and other tubers such as sweet potatoes, cassava, yams			
01136	Growing of mushrooms and truffles			
01137	Growing of vegetable seeds (except beet seed)			
01139	Growing of vegetables, n.e.c.			

Group	Class	Sub-class	Description
012	0114		Growing of sugar cane This class excludes: - growing of sugar beet, see 0113
		01140	Growing of sugar cane
	0115		Growing of tobacco This class includes growing of unmanufactured (cured stemmed/stripped) tobacco
		01150	Growing of tobacco
	0116		Growing of fibre crops
		01161	Growing of cotton
		01162	Growing of jute
		01169	Growing of other fibre crops
	0119		Growing of other non-perennial crop This class excludes: - growing of non-perennial spice, aromatic, drug and pharmaceutical crops, see 0128
		01191	Growing of rose
		01192	Growing of gladiolus
		01193	Growing of other flowers, including production of cut flowers, flower buds and flower seeds
		01199	Growing of other non-perennial crops including beet seed and padding materials, n.e.c.
			Growing of perennial crops
	0121		Growing of grapes This class includes growing of wine grapes and table grapes in vineyards This class excludes: - manufacture of wine, see 1102
		01210	Growing of grapes
	0122		Growing of tropical and subtropical fruits
		01221	Growing of mangoes
		01222	Growing of bananas
		01223	Growing of pineapples
		01224	Growing of lichchis
		01225	Growing of guava
		01229	Growing of other tropical and sub tropical fruits
0123		Growing of citrus fruits	
	01231	Growing of oranges	
	01232	Growing of mousambi (grape fruit)	
	01233	Growing of lemons and lime	
	01239	Growing of other citrus fruits	
0124		Growing of pome fruits and stone fruits	
	01241	Growing of apples	
	01242	Growing of appricots, peaches and nectarines	
	01243	Growing of cherries and sour cherries	

Group	Class	Sub-class	Description
013	0125	01249	Growing of other pome fruits and stone fruits
			Growing of other tree and bush fruits and nuts This class excludes: - growing of coconuts, see 0126
		01251	Growing of strawberries and other berries
		01252	Growing of edible nuts (almonds, cashew nuts, chestnuts, hazelnuts pistachios, walnuts and other nuts)
	0126	01259	Growing of other tree and bush fruits, n.e.c.
			Growing of oleaginous fruits This class excludes: - growing of soya beans, groundnuts and other oil seeds, see 0111
		01261	Growing of coconut
		01262	Growing of olives and oil palms
	0127	01269	Growing of other oleaginous fruits
			Growing of beverage crops
		01271	Growing of tea
		01272	Growing of coffee
		01273	Growing of cocoa
	0128	01279	Growing of other beverage crops
			Growing of spices, aromatic, drug and pharmaceutical crops
		01281	Growing of ginger
		01282	Growing of chili
		01283	Growing of cardamoms
		01284	Growing of perennial and non-perennial spices and aromatic crops (pepper, capsicum, nutmeg, mace, anise, badian and fennel, cinnamon (canella), cloves, vanilla and other spices and aromatic crops)
		01285	Growing of drug and narcotic crops
		01286	Growing of plants used primarily in perfumery, in pharmacy or for insecticidal, fungicidal or similar purposes
	0129	01287	Growing of heena leaves (mehendi)
			Growing of other perennial crops This class excludes: - gathering of tree sap or rubber-like gums in the wild, see 0230
		01291	Growing of rubber trees
		01292	Growing of trees for extraction of sap
		01293	Growing of bamboo and cane
		01299	Growing of other perennial crops, n.e.c.
	0130		plant propagation
			plant propagation This class includes the production of all vegetative planting materials including cuttings, suckers and seedlings for direct plant propagation or to create plant grafting stock into which selected scion is grafted for eventual planting to produce crops. This class excludes: - operation of forest tree nurseries, see 0210
		01301	Growing of plants for planting

Group	Class	Sub-class	Description
014	0141		animal production
			raising of cattle and buffaloes
			This class excludes: - processing of milk, see 1050
		01411	Raising and breeding of cattle and buffaloes
		01412	Production of milk from cows or buffaloes
		01413	Production of bovine semen
	0142		raising of horses and other equines
			This class includes raising and breeding of horses, asses, mules or hinnies This class excludes: - operation of racing and riding stables, see 9319
	01420		Raising of horses and other equines
	0143		raising and breeding of camels and camelids
			This class includes raising and breeding of camels (dromedary) and camelids
		01430	Raising and breeding of camels and camelids
	0144		raising of sheep and goats
			This class excludes: - sheep shearing on a fee or contract basis, see 0162 - production of pulled wool, see 1010 - processing of milk, see 1050
		01441	Raising and breeding of sheep and goats
		01442	Production of milk from sheep or goat
		01443	Production of raw wool
	0145		raising of swine/pigs
		01450	Raising of swine/pigs (including breeding of swine/pigs)
	0146		raising of poultry
			This class excludes: - production of feathers or down, see 1010
		01461	Raising and breeding of chickens and capons, ducks, geese, turkeys and guinea fowls chickens and capons, ducks, geese, turkeys and guinea fowls
		01462	Production of eggs
01463		Operation of poultry hatcheries	
0149		raising of other animals	
		This class excludes: - production of hides and skins originating from hunting and trapping, see 0170 - operation of frog farms, crocodile farms, marine worm farms, see 0321, 0322 - operation of fish farms, see 0321, 0322 - training of pet animals, see 9609	
	01491	Raising and breeding of pet animals (cats, dogs, birds, hamsters etc.)	
	01492	Bee-keeping and production of honey and beeswax	
	01493	Raising of silk worms, production of silk worm cocoons	
	01499	Raising of other animals, n.e.c.	

Group	Class	Sub-class	Description	
015	0150		<p>mixed farming</p> <p>mixed farming</p> <p>This class includes the combined production of crops and animals without a specialized production of crops or animals. The size of the overall farming operation is not a determining factor. If either production of crops or animals in a given unit exceeds 66 per cent or more of standard gross margins, the combined activity should not be included here, but allocated to crop or animal farming.</p> <p>This class excludes:</p> <ul style="list-style-type: none"> - mixed crop farming, see groups 011 and 012 - mixed animal farming, see group 014 	
		01500	Mixed farming	
016	0161		<p>Support activities to agriculture and post-harvest crop activities</p> <p>Support activities for crop production</p> <p>This class excludes:</p> <ul style="list-style-type: none"> - post-harvest crop activities, see 0163 - activities of agronomists and agricultural economists, see 7490 - landscape architecture, see 7110 - landscape gardening, planting, see 8130 - maintenance of land to keep it in good ecological condition, see 8130 - organization of agricultural shows and fairs, see 8230 	
		01611	Agricultural activities on a fee or contract basis (preparation of fields, establishing a crop, treatment of crops, crop spraying, trimming of fruit trees and vines, transplanting of rice, thinning of beets, harvesting, pest control in connection with agriculture etc.)	
		01612	Operation of agricultural irrigation equipment	
		01619	Other supporting activities including agricultural gardening (excluding parks and gardening activities),n.e.c.	
		0162		<p>Support activities for animal production</p> <p>This class includes agricultural activities on a fee or contract basis such as activities to promote propagation, growth and output of animals, herd testing services, droving services, agistment services, poultry caponizing, coop cleaning etc. activities related to artificial insemination, stud services, sheep shearing, farm animal boarding and care, activities of farriers</p> <p>This class excludes:</p> <ul style="list-style-type: none"> - provision of space for animal boarding only, see 6810 - veterinary activities, see 7500 - vaccination of animals, see 7500 - renting of animals (e.g. herds), see 7730 - service activities to promote commercial hunting and trapping, see 9499 - pet boarding, see 9609
			01620	Support activities for animal production
		0163		<p>post-harvest crop activities</p> <p>This class excludes:</p> <ul style="list-style-type: none"> - preparation of agricultural products by the producer, see corresponding class in groups 011 or 012 - stemming and redrying of tobacco, see 1200

Group	Class	Sub-class	Description
			- marketing activities of commission merchants and cooperative associations, see division 46
			- wholesale of agricultural raw materials, see 4620
		01631	Preparation of crops for primary markets, i.e. cleaning, trimming, grading, disinfecting
		01632	Cotton ginning, cleaning and bailing
		01633	Preparation of tobacco leaves
		01639	Other post harvest crop activities, n.e.c.
	0164		Seed processing for propagation
			This class includes all post-harvest activities aimed at improving the propagation quality of seed through the removal of non-seed materials, undersized, mechanically or insect-damaged and immature seeds as well as removing the seed moisture to a safe level for seed storage. This activity includes the drying, cleaning, grading and treating of seeds until they are marketed. The treatment of genetically modified seeds is included here.
			This class excludes:
			- growing of seeds, see groups 011 and 012
			- processing of seeds to obtain oil, see 1040
			- research to develop or modify new forms of seeds, see 7210
		01640	Seed processing for propagation

Division 02 : Forestry and logging

021			Silviculture and other forestry activities
	0210		Silviculture and other forestry activities
			This class excludes:
			- growing of Christmas trees, see 0129
			- operation of tree nurseries, see 0130
			- gathering of wild growing non-wood forest products, see 0230
			- production of wood chips and particles, see 1610
		02101	Growing of standing timber (planting, replanting, transplanting, thinning and conserving of forests and timber tracts)
		02102	Operation of forest tree nurseries

022	0220	02109	Other forestry activities including growing of pulpwood, firewood etc
			Logging
			Logging
			This class excludes:
			- growing of Christmas trees, see 0129 - growing of standing timber: planting, replanting, transplanting, thinning and conserving of forests and timber tracts, see 0210 - gathering of wild growing non-wood forest products, see 0230 - production of wood chips and particles, see 1610 - production of charcoal through distillation of wood, see 2011
023	0230	02201	Gathering and preparation of fire wood
		02202	Logging camps and loggers primarily engaged in felling timber and producing wood in the rough such as pitprops, split poles, pickets, hewn railway ties
		02203	Production of charcoal in the forest (using traditional methods)
		02209	Other logging activities, n.e.c.
			Gathering of non-wood forest products
			Gathering of non-wood forest products
			This class excludes:
			- managed production of any of these products (except growing of cork trees), see division 01 - growing of mushrooms or truffles, see 0113 - growing of berries or nuts, see 0125 - gathering of fire wood, see 0220 - production of wood chips, see 1610
			02301 Gathering of tendu leaves
	02302 Gathering of lac, resins and rubber-like gums		
	02303 Gathering of wild growing mushrooms, truffles, berries, nuts, cork, balsams, vegetable hair, eelgrass, mosses, lichens		
	02309 Gathering of non-wood forest products, n.e.c.		
024	0240		Support services to forestry
			Support services to forestry
			This class excludes:
			- operation of forest tree nurseries, see 0210
	02401	Forestry service activities (forest management consulting services, forestry inventories, timber evaluation, forest pest control)	
	02402	Logging service activities such as transport of logs within the forest	

A : AGRICULTURE, FORESTRY AND FISHING

This section includes the exploitation of vegetal and animal natural resources, comprising the activities of growing of crops, raising and breeding of animals, harvesting of timber and other plants, animals or animal products from a farm or their natural habitats.

01 Crop and animal production, hunting and related service activities

This division distinguishes two basic activities, production of crop products and production of animal products. This division includes the form of organic agriculture, as well as growing of genetically modified crops and raising of genetically modified animals.

Also included are service activities incidental to agriculture and hunting, trapping and related activities.

Group 015 (Mixed farming) breaks with the usual principles for identifying main activity. It accepts that many agricultural holdings have reasonably balanced crop and animal production and that it would be arbitrary to classify them in one category or the other.

Agricultural activity excludes any subsequent processing of the agricultural products (classified under divisions 10 and 11 (Manufacture of food products and beverages) and division 12 (Manufacture of tobacco products)), beyond that needed to prepare them for the primary markets. However, the preparation of products for the primary markets is included here.

The division excludes field construction (e.g. agricultural land terracing, drainage, preparing rice paddies etc.) classified in section F (Construction) and buyers and cooperative associations engaged in the marketing of farm products classified in section G.

11 Growing of non-perennial crops

This group includes the growing of non-perennial crops, i.e. plants that do not last for more than two growing seasons. Included is the growing of these plants for the purpose of seed production.

12 Growing of perennial crops

This class includes growing of perennial crops, i.e. plants that lasts for more than two growing seasons, either dying back after each season or growing continuously. Included is the growing of these plants for the purpose of seed production.

13 Plant propagation

14 Animal production

This group includes raising (farming) and breeding of all animals, except aquatic animals.

This group excludes:

- farm animal boarding and care, see 0162
- production of hides and skins from slaughterhouses, see 1010

15 Mixed farming

16 Support activities to agriculture and post-harvest crop activities

This group includes activities incidental to agricultural production and activities similar to agriculture not undertaken for production purposes (in the sense of harvesting agricultural products), done on a fee or

contract basis. Also included are post-harvest crop activities, aimed at preparing agricultural products for the primary market.

02 Forestry and logging

This division includes the production of roundwood for the forest-based manufacturing industries (ISIC divisions 16 and 17) as well as the extraction and gathering of wild growing non-wood forest products. Besides the production of timber, forestry activities result in products that undergo little processing, such as firewood, charcoal, wood chips and roundwood used in an unprocessed form (e.g. pit-props, pulpwood etc.). These activities can be carried out in natural or planted forests.

021 Silviculture and other forestry activities

022 Logging

023 Gathering of non-wood forest products

024 Support services to forestry