

2.	Where the lease is granted for fine or premium or money advanced or to be advanced and where no rent is fixed	The amount of such a fine or premium or money advanced or to be advanced.
3.	Where the lease is granted for a fine or premium or money advanced or to be advanced in addition to rent fixed.	The amount of fine or premium or money advanced or to be advanced, in addition to the fee which would have been payable on such lease, if no fine or premium or advance had been paid,

"Explanation 1 :- Rent paid in advance shall be deemed to be premium or money advanced within the meaning of this Article, even if there is a provision to set it off towards any installment or installments of rent";

Explanation II:- When a lessee undertakes to pay any recurring charges such as Government Revenue, Landlord's share of cesses or the owner's share of municipal rates or taxes, which is by law recoverable from the lessor, the amount so agreed to be paid by the lessee shall be deemed to be part of the rent,

N. B:- If a patta or lease be given to a cultivator and the kabulayat or counterpart of such patta or lease be - registered in the same office and on the same day as the patta or lease, the fee chargeable in respect of the two documents shall not be greater than the fee which would have been charged on the lease alone.

Note 5:- For the transfer of tenancy rights without consideration the fee shall be as follows:-

	For the properties mentioned in item (i) of sub-clause (c) of clause (4) of Article I.	Rs. 500.00
2.	For the properties mentioned in item (ii) of sub-clause (c) of clause (4) of Article I.	Rs. 300.00
3.	For the properties mentioned in item (iii) of sub-clause (c) of clause (4) of Article I.	Rs. 200.00
i	For the properties mentioned in item (iv) of sub-clause (c) of clause (4) of Article I.	Rs. 100.00

Note 6 - In case of an instrument executed to secure the payment of an annuity other sum payable periodically, the amount or value of the consideration on which the ad-valorem fee is to be assessed, shall be as follows:-

	Where the sum is payable	The fee will be assessed on
(a)	For a definite period	The total amount to be paid during the period.
(b)	In perpetuity or for an indefinite time not terminable with any life in being.	The total amount payable during the first twenty years calculated from the date on which the first payment becomes due.
(c)	For an indefinite time terminable with any life in being at the date of such instrument of conveyance.	The total amount payable during the first twelve years calculated from the date on which the first payment becomes due.

Note 7 - In the case of service bonds and agreements for the hire of moveable property, the amount or value of the consideration, on which the ad-valorem fee is to be assessed, shall be as follows :-

	If the service bond or agreement is granted	The fee will be assessed on
1 .	For a period of a year or less	The total amount payable under the service bond or agreement
2.	For a definite period exceeding one year	The average annual amount to be paid during the period
3 .	For an indefinite period	The average annual amount to be paid during the first ten years .