**DEED OF CONDITIONAL GIFT**

Date. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_hereinafter referred to as 'The Donor' (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his /their heirs, executors, administrator, and assigns) of the ONE PART.

**AND**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_hereinafter referred to as 'the Donee' (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his /their heirs, executors, administrator, and assigns) of the OTHER PART.

**WHEREAS** the Donor is the full owner of an immoveable property consisting of land and a building thereon situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and more particularly described in the Schedule hereunder written.

**AND WHEREAS** the said Donees is the Son of the Donor.

**AND WHEREAS** the Donor in consideration of natural love and affection that he bears to the Donees, desires to make a gift of the said property to them in the manner following.

**NOW THIS DEED WITNESSETH** that in consideration aforesaid:

 the Donor doth hereby grant and transfer by way of gift the said land situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and more particularly described in the Schedule hereunder written together with all and singular the things permanently attached thereto or standing thereon, and all the rights, liberties, privileges, easements and advantages, appurtenant thereto And all the estate, right, title and interest, use, possession, benefit, claim and demand whatsoever of the Donor TO HAVE AND TO HOLD the same unto and to the use of Donees as tenants-in-common in equal shares subject to the payment of all taxes, rates, assessment, due and duties now and hereafter chargeable thereon and payable to the Govt. or any local authority. And subject to the condition that the said property cannot be sold and mortgaged.

**AND the Donor doth hereby covenants with the Donees**

**1.**      That the Donor now has in himself, good right, full power and absolute authority to grant the said piece of land and other the premises hereby granted as gift in the manner aforesaid.

**2.**      The Donees may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said piece of land and receive the rents, issues and profits and rents thereof and every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donor or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.

**3.**      The said land is free form encumbrances whatsoever nature and having clear title.

**4.**      And further that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the said land or any part thereof from, under or in trust for the Donor or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and every part thereof unto and to the use of the Donees in the manner aforesaid.

**IN WITNESS WHEREOF the parties have put their respective hands the day and year first above written.**

**THE SCHEDULE**

Signed and Delivered by the within named Donor \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_in the presence of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed by within named Donee \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the presence of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_