**GIFT DEED OF AN IMMOVAL PROPERTY**

**THIS INDENTURE** made the \_\_\_\_\_\_\_  day of \_\_\_\_\_\_\_\_ 20\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called the “Donor” which expression shall unless repugnant to the context or meaning thereof include his heir’s executors and administrators) of the ONE PART.

**AND**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter called the “Donee” which expression shall unless repugnant to the context or meaning thereof include his heirs’ executors’ administrators and assigns) of the OTHER PART.

**WHEREAS** the Donor is absolutely seized and possessed of or otherwise well and sufficiently entitled to free from all encumbrances all that the piece or parcel of land, hereditaments and premises described in the **Schedule** hereto (hereinafter referred to as “the said property”) and intended to be hereby assured.

**AND WHEREAS** in consideration of natural love and affection the Donor bears towards the Donee, the Donor is desirous of making a gift of the said property to the Donee in manner hereinafter expressed.

**AND WHEREAS** the Donee has signified his acceptance of the gift hereby made by executing these presents in testimony thereof.

**AND WHEREAS** for the purpose of stamp duty the value of the said property is estimated to be Rs. \_\_\_\_\_\_\_\_\_\_\_\_.

**NOW THIS INDENTURE WITNESETH** that for effectuating his said desire and in consideration of natural love and affection which the Donor bears towards the Donee the Donor hereby grants conveys transfers assures and assigns unto the Donee ALL THAT the land hereditaments and premises described in the, Schedule hereto and hereinafter referred to as “the said property” TOGETHER WITH all erections fixtures rights privileges easements advantages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same now or heretofore held used occupied or enjoyed or reputed or known as part or parcel or member thereof or appurtenant thereto AND ALL the estate right interest claim and demand whatsoever of the Donor into and upon the said property or any part thereof TO HOLD the same unto and to the use of the Donee absolutely and forever SUBJECT nevertheless to the payment of all assessments rates taxes cesses dues and duties now or hereafter to become payable to the Government the Municipality or any other private local or public body or authority in respect thereof AND the Donor hereby covenants with the Donee THAT the Donor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons whereof the said property expressed to be hereby assured or so to be are is can or may be encumbered or affected in any manner whatsoever or whereby the Donor is in anywise prevented from assuring the said property or any part thereof in manner aforesaid.

**AND FURTHER THAT** the Donor and every person having or lawfully or equitably claiming any estate right title or interest in or to the said property or any part thereof through under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the person or persons requiring the same execute and do or cause to be executed and done all such assurances acts deeds matters and things whatsoever for further and more perfectly assuring the said property or any part thereof unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO:**

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first above written.

                                                                                                   (Signatures of both the parties)