**DEED OF GIFT OF IMMOVABLE PROPERTY IN FAVOUR OF NEPHEW**

THIS DEED OF GIFT made the \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_

 BETWEEN

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (insert the name of Donor, address, etc.) (hereinafter called the assignor) of the ONE PART

AND

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (insert the name of Donee, address, etc.) (hereinafter called the Donee) of the OTHER PART.

WHEREAS the Donor is the absolute owner in possession of ALL THAT the messuages, lands, tenements, hereditaments and premises more fully mentioned and described in the Schedule hereto, and hereinafter referred to as “the said property”.

AND WHEREAS the said \_\_\_\_\_\_\_\_\_\_\_\_\_ (insert the name of donor’s nephew) is the Donor’s nephew having lived with the Donor since his childhood and the Donor out of his natural love and affection for the Donee is desirous of bequeathing his said property in favour of the Donee in the manner hereinafter appearing.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the said intention and in consideration of natural love and affection which the Donor has for the said Donee, the Donor out of his own free will, without fraud, coercion or under influence from anybody whomsoever, and in full possession of his senses does hereby grant, convey, transfer, assign and assure unto the Donee ALL THAT the double-storeyed building containing by measurement \_\_\_\_\_\_\_\_ square feet of land, be the same a little more or less, together with all out-houses, garage and all privileges, profits, advantages and all other appurtenances whatsoever to the said messuages, tenements, lands, hereditaments or premises more fully described in the Schedule hereto and hereinafter referred to as “the said property”, TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said Donee absolutely and forever.

AND THAT THE SAID DONEE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said property hereby gifted, and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust for the Donor.

The said property is estimated to be valued at Rs \_\_\_\_\_\_\_\_\_ for the purpose of Stamp duty.

The Donee does hereby acknowledge and confirm having accepted the gift made hereunder.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:

(*Particulars of Gift*)

IN WITNESS WHEREOF etc. \_\_\_\_\_\_\_\_\_

[*Signatures of both the parties*]