**Deed of Gift of Immovable Property**

THIS DEED OF GIFT executed at \_\_\_\_\_\_\_\_\_\_\_\_\_, this day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Two thousand and \_\_\_\_\_ BETWEEN ABC of
\_\_\_\_\_\_\_\_\_, Indian Inhabitant, residing at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter called “THE DONOR” (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the One Part; AND XYZ of \_\_\_\_\_\_\_\_\_, Indian Inhabitant, residing at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter called “THE DONEE” (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Other Part:

W H E R E A S:—

(a) The Donor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of land bearing Survey No. \_\_\_\_\_\_\_\_\_\_\_, C.S.No./C.T.S. Nos. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ admeasuring approx. \_\_\_\_\_\_\_ sq.yds. equivalent to \_\_\_\_\_\_\_\_\_\_\_ sq.mts. or thereabouts situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ together with structures standing thereon and more particularly described in the **Schedule** hereunder written and delineated on the plan thereof hereto annexed and shown with red colour boundary line thereon and hereafter referred to as “**the said property**”.

(b) The DONEE is the son of the DONOR.

(c) In consideration of natural love and affection which the DONOR bears towards the DONEE, the DONOR is desirous of making a gift of the said property unto the DONEE in the manner hereinafter appearing.

(d) The DONEE has accepted the said gift by executing these presents in testimony hereof;

**NOW THIS INDENTURE WITNESSETH** that for effectuating his said desire and in consideration of natural love and affection which the Donor bears towards the Donee, the Donor doth hereby grant, convey, transfer and assure unto the Donee **ALL THAT** piece or parcel of land or ground with the messuages hereditaments and premises in fee simple situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ bearing Survey No \_\_\_\_\_\_\_\_\_ and C.S.No./C.T.S. Nos. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ admeasuring about \_\_\_\_\_\_ sq.yds equivalent to \_\_\_\_\_\_\_\_\_\_\_\_sq.mts and more particularly described in the **Schedule** hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line **TOGETHER WITH** all and singular the structures, houses, outhouses, fencing, compound walls, edifices, buildings, court yards, areas, compounds, sewers drains ditches fences trees plants, shrubs ways paths passages commons gullies wells waters water-courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Donor in to out of or upon the said land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said hereditaments and premises hereby granted conveyed, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances (all which are hereinafter called **“the said premises”**) **UNTO AND TO THE USE** and benefit of the Donee, his heirs, executors, Administrators and assigns for ever **SUBJECT TO** the payment of all future rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Mumbai Municipal Corporation or any other public body or local authority in respect thereof **AND** the Donor doth hereby for himself and his heirs, executors and administrators covenant with the Donee **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Donor or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary, the Donor now hath in himself good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Donee in manner aforesaid **AND THAT** it shall be lawful for the Donee from time to time and at all times hereafter peaceably and quietly to hold enter upon use occupy possess and enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for his own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Donor or his heirs, executors and administrators or its successors and Assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever had made executed occasioned or suffered by the Donor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them **AND FURTHER** that he the Donor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for them the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required by the Donee his heirs, executors, Administrators or assigns or their Counsel in law for assuring the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Donee in manner aforesaid **AND** the Donor doth hereby declare that the premises hereby conveyed are fully built upon and occupied and are not vacant land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and no permission is required from Competent Authority or any other Authority under the provisions of the said Act or any other Act for transfer of the said premises in favour of the Donee **AND**  the Donor doth hereby confirm and record that he has on execution hereof put the Donee in quiet, peaceful and vacant possession of the said property as owners thereof.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT plot of land together with structures thereon bearing Survey No. \_\_\_\_\_\_, C.S.Nos./C.T.S. No. \_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_ admeasuring approx. \_\_\_\_\_\_ sq.yds equivalent to \_\_\_\_\_\_ sq.mtrs situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the \_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_, in the Registration Sub-district of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, District and bounded as follows:

On or towards EAST:

On or towards WEST:

On or towards SOUTH:

On or towards NORTH:

IN WITNESS WHEREOF the DONOR as well as the DONEE by way of acceptance of the said gift, have put their respective hands on the day and year first hereinabove written.

SIGNED AND DELIVERED by )

the within named ABC, )

the DONOR above named, in )

the presence of ————————— )

(1)

(2)

SIGNED, AND DELIVERED by )

the within named XYZ, )

the DONEE above named, )

in the presence of ———————— )

(1)

(2)

*NOTE*: To be adapted to suit particular circumstances.