**DEED OF GIFT OF IMMOVABLE PROPERTY**

THIS DEED OF GIFT is made at ........ this ........ day of ……….......

Between

Mr.…………s/o …………... of ....... hereinafter referred to as 'the DONOR' of the One Part

And

Mr. …………. s/o………..of ....... hereinafter referred to as 'the DONEE', of the Other Part.

WHEREAS the DONOR is seized and possessed of the land and premises situated at ......... and more particularly described in the Schedule hereunder written.

AND WHEREAS the DONEE is related to the Donor as ........

AND WHEREAS the Donor desires to grant the said land and premises to the DONEE as gift in consideration of natural love and affection as hereinafter mentioned.

AND WHEREAS the DONEE has agreed to accept the gift as is evidenced by his executing these presents.

AND WHEREAS the market value of the said property is estimated to be Rs ……….......

NOW THIS DEED WITNESSETH that the DONOR without any monetary consideration and in consideration of natural love and affection, which the DONOR bears to the DONEE, doth hereby grant and transfer by way of gift the said land and premises situated at ……………....... and more particularly described in the Schedule hereunder written together with all the buildings, and structures thereon and all the things permanently attached thereto or standing thereon and all the liberties, privileges casements and advantages appurtenant thereto and all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the DONOR To Have And To Hold the same unto and to the use of the DONEE absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND he the DONOR doth hereby covenants with the DONEE:

* 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.
* The DONEE may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said piece of land and premises and receive the rents, issues and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the DONOR or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the DONOR.
* That the said land and premises are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the DONOR and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the DONOR or by any other person or persons lawfully claiming or to claim by from, under or in trust for the Donor.
* AND FURTHER that the DONOR and all persons having or lawfully claiming any estate or interest whatsoever to the said land and premises or any part thereof from under or in trust for the DONOR or his heirs, executors. administrators and assigns or any of them 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 acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the DONEE in the manner aforesaid as by the DONEE, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
* That from today onwards the Donee shall be entitled to mutate his or her name in the land in place of the Donor in Revenue Office by dint of this Gift Deed executed by the Donor and shall be entitled to any benefits arising out of the said property including any compensation if the land falls under any acquisition proceedings.

**SCHEDULE**

All that piece and parcel of the land measuring ………………Square meters, ………………... sq ft. in Survey No…………………. Plot No. …………… RLSC/ ALSC No. …………………………………… of …………………………… together with the house of RCC/Assam Type building bearing H.No. ……………… with a plinth area of ……………sq m, ……………sq. feet, …………. Storey, situated at …………………. covered by ward No…….. Block No….. of Municipal Corporation Area/Municipal Area/ Village Council area and ……………………………… Sub-District and

**Bounded by:**

East:

West:

North:

South:

**THE MEASUREMENTS:**

|  |  |  |  |
| --- | --- | --- | --- |
| Sl no | Boundary Pillars numbers | Surface distance | Horizontal distance |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

This is neither an assigned nor a Government land. The market value of the property is Rs………………. (Rupees…………………………………………………………………….) only

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

Signed and Delivered by the within named Donor........

Signed by within named DONEE........

Witnesses

1.

2.