

Note: -This is a model draft and may be customized according to individual requirements

GIFT DEED

CHART FOR CALCULATION OF VALUE WITH REGARD TO CIRCLE RATE FOR THE PAYMENT OF STAMP DUTY AND TRANSFER DUTY

Total Area of Plot/flat Sq. Meters/Sq. Feet

Cost of land

Built up area Sq. Feet

Number of floors constructed/semi constructed

Category

User Type-Residential/Commercial/Industrial

Year of construction.....

Cost of construction.....

Stamp Duty Rs.....

This GIFT DEED is made and executed at (Name of place) on this _____ day of _____,

BETWEEN

_____, S/O, D/O, W/O _____
R/O _____

_____, hereinafter called the (DONOR),

AND

_____, S/O, D/O, W/O _____
R/O _____

_____, hereinafter called the (DONEE),

The expressions of the DONOR and the DONEE shall mean and include their respective heirs, successors, executors, nominees, assignees, administrators and legal representatives etc.

Source of title to the property:

And Whereas the Donee is the _____ (relationship with donor) of the Donor and out of her love and affection for the Donee, the Donor has agreed to transfer the said property, i.e. _____ (mention the share- half/full) having undivided/divided share in the entire Freehold Built-up Property bearing No. _____ (hereinafter referred to as "SAID PROPERTY") by way of Gift to the Donee, which has been ACCEPTED by the Donee.

NOW THIS GIFT DEED WITNESSETH AS UNDER

- (1) That the aforesaid Donor out of natural love and affection for the Donee, of his own free will and without any pressure, undue influence or coercion and without any monetary consideration, doth hereby transfer, convey, assign the said property with super-structures, alongwith all the freehold rights, title, interest, easements and privileges alongwith sanitary and electrical installations, fixtures and fittings whatsoever appurtenant to the said share of the said property TO HAVE AND TO HOLD the same unto the Donee, absolutely and forever.
- (2) That the aforesaid Donor assures the Donee that the said property hereby gifted is free from all sorts of encumbrances such as prior sale, gift, mortgage, and disputes etc.
- (3) That the said property is already in possession/will be put to possession of the Donee, the Donor has delivered proprietary rights and actual and physical/constructive possession of the said property to the Donee by this Deed.
- (4) That the Donee will pay electricity, water, house tax bills or any other dues and demands of the concerned authority in respect of the said property from the date of execution of this gift deed.
- (5) That the Value of the said property has been assessed by the guideline value register at Rs. _____/- the stamp duty has been paid according provisions of the law, the value set forth in this Deed is absolutely fair. No monetary transaction has taken place.
- (6) That now the Donor admits that he has been left with no right, title, interest or concern of any nature whatsoever in the said property and the Donee has become the absolute owner of the said property by this Deed, who shall be fully competent to use and enjoy the said property or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner he likes, as permissible by law, without any claim, demand and objection by the Donor and his other heirs and successors.
- (7) That the Donor will get the said property transferred, mutated and assessed in the name of the Donee in the Records of Local bodies, electricity board, water board or any other concerned authority, otherwise also the Donee can get his own name so entered on the basis of this Gift Deed.

IN WITNESS WHEREOF, the Donor and the Donee have signed this Gift Deed at (Name of the place), on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1. (Name, father's name, address)

DONOR

2. (Name, father's name, address)

DONEE