



**THE FORTUNE REALTY GROUP**

LET'S BUILD YOUR FORTUNE TOGETHER

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Chattarpur, New Delhi

## **Sample Gift Deed for Immovable Property (Real Estate)**

THIS DEED OF GIFT is made and executed on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**BY**

**Mr./Mrs. [Donor's Full Name]**, Son/Daughter of [Father's/Mother's Name], Resident of [Full Address], Hereinafter referred to as the "Donor", (which expression shall unless repugnant to the context mean and include his/her heirs, legal representatives, executors, administrators and assigns)

**IN FAVOUR OF**

**Mr./Mrs. [Donee's Full Name]**, Son/Daughter of [Father's/Mother's Name], Resident of [Full Address], Hereinafter referred to as the "Donee", (which expression shall unless repugnant to the context mean and include his/her heirs, legal representatives, executors, administrators and assigns)

### **WHEREAS:**

- 1.The Donor is the absolute and sole owner of the property described herein below, having acquired it through [mode of acquisition – e.g., sale deed/gift/inheritance] dated \_\_\_\_\_, registered at Sub-Registrar's Office, \_\_\_\_\_.
- 2.The Donor is desirous of gifting the said property voluntarily, out of natural love and affection, to the Donee, who has willingly accepted the same.

### **NOW THIS DEED WITNESSETH AS UNDER:**

#### **1. GIFT**

The Donor hereby voluntarily, without any monetary consideration, gifts, conveys, transfers, and assigns absolutely and forever, the immovable property as detailed below, together with all rights, interests, and appurtenances thereto, unto the Donee:

#### **Description of the Property**

Flat/Plot No. \_\_\_\_\_,

Floor No. \_\_\_\_\_,

Tower/Block: \_\_\_\_\_,

Project/Society Name: \_\_\_\_\_,

Situated at: [Full Address with City, Pincode]

Total Area: \_\_\_\_\_ Sq. Ft.



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Bounded as under:

East: \_\_\_\_\_, West: \_\_\_\_\_, North: \_\_\_\_\_, South: \_\_\_\_\_

## **2. POSSESSION**

The Donor has on the date of execution of this deed delivered vacant and peaceful physical possession of the said property to the Donee.

## **3. TITLE**

The Donor covenants that the property is free from all encumbrances, mortgages, charges, liens, litigations, claims, or third-party interests. The Donor has full right, title, and authority to gift the said property.

## **4. ACCEPTANCE**

The Donee hereby accepts the gift of the aforesaid property without any force, coercion, or undue influence and agrees to enjoy the same with all rights of ownership.

## **5. IRREVOCABILITY**

This gift is absolute and irrevocable and shall be binding on both parties, their legal heirs, successors, and assigns.

## **6. STAMP DUTY & REGISTRATION**

The necessary stamp duty and registration charges for this Gift Deed shall be borne by the [Donor/Donee/Both Parties – choose one].

**IN WITNESS WHEREOF**, the parties have signed this Gift Deed on the date, month, and year first above written.

### **SIGNED & DELIVERED BY THE DONOR**

(Signature)

[Name of Donor]

### **ACCEPTED BY THE DONEE**

(Signature)

[Name of Donee]

### **WITNESSES:**

1. Signature: \_\_\_\_\_

Name:

Address:

Aadhar No.:

2. Signature: \_\_\_\_\_

Name:

Address:

Aadhar No.: