

Gift Deed

(Relevant Particulars)

Market value :- Rs. _____

Stamp Duty :- Rs. _____

E-Stamp Certificate No. :- IN-UK

Total Nos. of Pages :-

Circle Rate: Rs. _____/-per Sq. Meter + Rs. _____ (5% additional circle rate) = Total Circle Rate Rs. _____ per Sq. meter for land area

The Width of the road in schedule Property :- The width of road in Eastern side of schedule property is _____ Meter (i.e. 17 Ft. 4 Inch) Wide Road

Main Location :- The Property hereby gifted is situated at _____ Uttarakhand and is more than 50 meter away from main _____. The property is more than _____meter away from the main _____.

Nature of Property :- Residential

Schedule of Property : All that part of property bearing Municipal No. _____, Dehra Dun, Uttarakhand, comprising of _____ of Land area.

Name and address of the Donor :- Mr. _____ S/o Mr. _____ R/o _____ Dehra Dun, Uttarakhand.

(PAN: _____)

Name and address of the Donee :- Mr. _____ S/o _____ R/o _____ Uttarakhand.

(PAN: _____)

Drafted by : _____

Gift Deed

THIS DEED OF GIFT is made on this _____ day of _____ 20__
by _____ S/o Mr. _____ R/o
_____, _____, Uttarakhand (hereinafter
called the "Donor") of the one part;

.....**DONOR**

IN FAVOUR OF HER SON-IN-LAW

Mr. _____ S/o _____ R/o
_____ Uttarakhand (hereinafter called the
"DONEE") of the other part;

.....**DONEE**

WHEREAS Donor is the absolute owner of the land /
property mentioned in Schedule of the Deed having the same
purchased from Donee and _____, vide sale deed
_____, which has been duly registered in the office of
Sub-registrar, Dehra Dun at Book No. 1, Volume No. ___ at page
___ to ___ at Document No. ___ registered on _____ and the name
of the Donor is duly recorded in the records of Nagar Nigam, Dehra
Dun, as owner.

AND WHEREAS the Donor is _____ of the
Donne and Donee is the _____ of the donor. The Donor
has great love and affection for the Donee and in lieu of the said
love and affection the Donor want to gift the property mentioned in
schedule of the deed to the Donee. The consideration for the
present gift is love and affection between the Donor and Donee.

AND WHEREAS the Property mentioned in schedule of the
deed is free from all encumbrances, charges, liens, demands
attachments loan, mortgages etc. and the Donor are in exclusive
possession thereof. There is no litigation pending in court of law.
The Property mentioned in schedule of the deed is not mortgage

with any financial company or bank and the Donor have full right to gift/transfer/alienate the property mentioned in schedule of the deed.

AND WHEREAS the Donor has obtained the consent of Donee for accepting the gift and the Donee has signed the present deed in lieu of acceptance.

AND WHEREAS the Donor is fully competent to gift the property mentioned in schedule of the deed and the Donee is fully competent to accept the same. There is no legal impediment in execution of the present gift deed.

NOW THIS DEED OF GIFT WITNESSETH AS UNDER :-

[1] That I, Mr. _____ S/o Mr. _____ R/o _____, Uttarakhand aforesaid Donor, do hereby Gift and convey the property mentioned in Schedule of the Deed to and in favour of his _____ Mr. _____ S/o _____ R/o _____ Uttarakhand. The Donee shall have all rights, titles, claims, appurtenances, privileges, easementary rights, without any let or hindrances, disturbances, interruptions, interferences from the Donor or any other person claiming through her, pertaining to the property mentioned in schedule of the deed.

[2] The Donor hereby covenant with the Donee as follows:

- (a) That the property mentioned in schedule of the deed is free from all encumbrances, charges, liens, demands, mortgages, court or other attachments, and litigations etc.
- (b) That the Donor has given the physical and actual vacant possession of the property to the Donee and the Donee has been put in to peaceful possession thereof.
- (c) That the Donee shall be fully entitled to use, hold and enjoy the property mentioned in schedule of the deed

in any manner she may like and get his name mutated in Govt. records / Municipal records as owner.

- (d) That all taxes, cesses, etc. upto the date of this deed shall have been paid by the Donor and thereafter the same shall be paid by the Donee.
 - (f) That Donor has clear marketable title pertaining to the property mentioned in schedule of the deed and there is no legal impediment in transfer of the property by way of gift, the present gift is voluntary and is out of love and affection.
 - (h) That the Donor and Donee do not belong to any schedule caste or schedule tribe.
 - (i) That Donor has Gifted the property mentioned in schedule of the deed to the Donee, irrevocably.
 - (j) That Donee do hereby, out of his free will, accept from the Donor, the aforesaid gift and has received the possession and in token thereof have signed the present deed of gift.
- [3]** That the Property hereby gifted is situated at Inder Road, Dehra Dun. No monetary consideration has been paid by the Donee to Donor. The Circle rate of the land is Rs. _____ {Rs. _____ as base value + 5% extra _____ on account of _____ Mt. wide road width} per Sq. Mt. The Land / property consists of _____ Sq. Mtrs. of land area. The value of the land comes to Rs. _____ The stamp duty @ 5% on the aforesaid valuation amounting to Rs. _____ (rounded of) is being paid according to law.
- [4]** That the Property hereby Gifted is situated within the limits of Nagar Nigam, Dehra Dun, hence the present gift is not hit by any of the provisions of Uttaranchal (The U.P. Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order-2001) (Amendment Act 2003)

[Uttaranchal Act No. 29 of 2003 / Uttarakhand Ordinance No. 1 of 2007).

[5] That provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained, the expressions the 'DONOR', and the 'DONEE' herein used, shall include their respective heirs, legal representatives, successors in interest, administrator and assignees etc.

SCHEDULE OF THE LAND / PROPERTY

All that part of property bearing Municipal No. _____ Uttarakhand, comprising of _____ Sq. Meter of Land area, morefully shown in the map annexed with deed, duly marked with words A, B, C, D and A, butted and bounded as under:-

North : Property of Donee, side measuring _____ ,

South: _____ feet Wide Road, side measuring _____

East : Property of _____, side measuring _____,

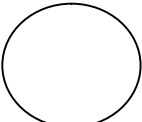
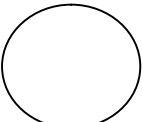
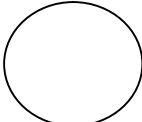
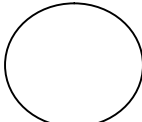
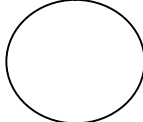
West: Property of _____, side measuring _____

Finger Prints in Compliance of Section 32A of the Registration

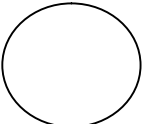
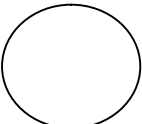
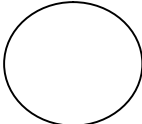
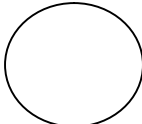
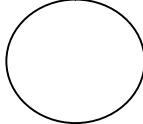
Act 1908

Name of the Donor:- Mr. _____

Prints of the Left Hand :-

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

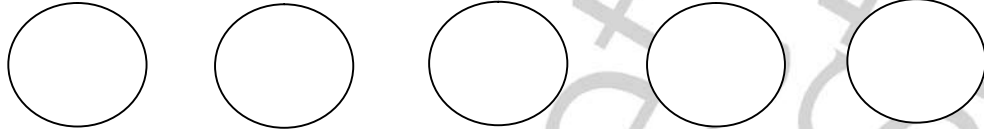
Prints of the Right Hand :-

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				

Name of the Donee:- Mr. _____

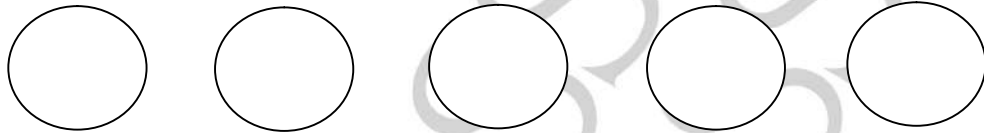
Prints of the Left Hand :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Prints of the Right Hand :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



IN WITNESSES WHEREOF the Donor and the Donee have signed this indenture on the day, month and year first above written in the presence of the witnesses.

DONOR

DONEE

Witnesses :-

1.

2.

(ID No. :

ID No. :

Drafted and computerized in my chamber on the basis of documents produced before me, and each of the parties have attested their respective photographs.