

3.3 The Donor confirms that the Gift Property is an existing property and is not a future or contingent property, in accordance with Section 124 of the Transfer of Property Act, 1882.

3.4 The Donor, out of natural love and affection towards the Donee, and without any monetary consideration, desires to voluntarily transfer the Gift Property to the Donee absolutely and forever.

SECTION 4: VOLUNTARY TRANSFER OF GIFT

4.1 NOW THIS DEED WITNESSETH that in consideration of natural love and affection which the Donor bears towards the Donee, and without any monetary consideration whatsoever, the Donor hereby voluntarily, absolutely, and irrevocably gives, grants, conveys, transfers, and assigns the Gift Property described in Schedule A unto and in favor of the Donee, together with all rights, title, interest, easements, privileges, benefits, and appurtenances thereunto belonging or appertaining, TO HAVE AND TO HOLD the same unto the Donee absolutely and forever, in accordance with Section 122 of the Transfer of Property Act, 1882.

4.2 The Donor hereby relinquishes all rights, title, interest, claims, and demands whatsoever in and to the Gift Property in favor of the Donee.

4.3 This Gift shall become effective and operative upon execution of this Deed by the Donor, acceptance by the Donee, and Registration with the appropriate authority.

SECTION 5: ACCEPTANCE OF GIFT

5.1 The Donee hereby expressly accepts the Gift of the Gift Property made by the Donor under this Deed during the lifetime of the Donor and while the Donor is competent to give, in accordance with Section 122 of the Transfer of Property Act, 1882.

5.2 The Donee acknowledges that such acceptance is essential for the completion of the Gift and that the Gift would be incomplete and void without such acceptance.

5.3 The Donee further acknowledges that if the Gift is not accepted before the death of the Donor, the Gift shall be void.

5.4 The execution of this Deed by the Donee and the Registration thereof shall constitute conclusive evidence of the Donee's acceptance of the Gift.

SECTION 6: POSSESSION AND DELIVERY

6.1 The Donor has delivered or shall deliver actual, physical, and vacant possession of the Gift Property to the Donee on or before the date of Registration of this Deed.

6.2 A separate memorandum of possession may be executed by the Parties to evidence such delivery of possession.

6.3 All rights, title, and interest in the Gift Property shall vest in the Donee from the date of Registration of this Deed.

SECTION 7: RIGHTS OF THE DONEE

Upon Registration of this Deed, the Donee shall be entitled to hold, possess, enjoy, use, occupy, develop, construct upon, lease, license, mortgage, sell, transfer, or otherwise deal with the Gift Property in any manner whatsoever as the Donee may deem fit, without any interference, objection, or claim from the Donor or any person claiming through or under the Donor.

SECTION 8: REPRESENTATIONS AND WARRANTIES

8.1 By the Donor

The Donor hereby represents and warrants to the Donee that:

- The Donor has absolute, clear, and marketable title to the Gift Property;
- The Gift Property is free from all Encumbrances except as disclosed in Schedule B;

- There is no pending litigation, suit, proceeding, or dispute affecting the Gift Property;
- There are no acquisition, requisition, or resumption proceedings pending or threatened against the Gift Property;
- No third party has any right, title, interest, or claim over the Gift Property except as disclosed;
- This Gift is made voluntarily, without any coercion, fraud, misrepresentation, or undue influence;
- The Donor is of sound mind and understands the nature and consequences of this transaction.

8.2 By the Donee

The Donee hereby represents and warrants that the Donee is accepting this Gift voluntarily and with full knowledge of the terms and conditions contained herein.

SECTION 9: LIABILITIES AND PRIOR DUES

9.1 All taxes, cesses, duties, charges, assessments, and other outgoings relating to the Gift Property up to the date of Registration of this Deed shall be borne and paid by the Donor.

9.2 All taxes, cesses, duties, charges, assessments, and other outgoings relating to the Gift Property from the date of Registration of this Deed shall be borne and paid by the Donee.

9.3 The Donor shall provide the Donee with all receipts and documents evidencing payment of all dues up to the date of Registration.

SECTION 10: MUTATION AND RECORD TRANSFER

10.1 The Donor shall cooperate with the Donee and provide all necessary assistance, documents, and authorizations required for mutation of the Gift Property in the name of the Donee in the records of all relevant authorities, including municipal authorities, revenue authorities, housing societies, and other statutory bodies.

10.2 The Donor agrees to execute any further documents, deeds, or writings as may be reasonably required to give full effect to this Gift and to vest complete title in the Donee.

SECTION 11: STAMP DUTY AND REGISTRATION

11.1 This Deed shall be executed on non-judicial stamp paper of appropriate value as required under the applicable State Stamp Act.

11.2 This Deed shall be registered with the Sub-Registrar having jurisdiction over the location of the Gift Property in accordance with Section 17 of the Registration Act, 1908.

11.3 The Parties acknowledge that this Deed must be registered for the Gift of immovable property to be valid and complete.

11.4 The Parties shall appear before the Sub-Registrar along with the witnesses for the purpose of Registration and shall comply with all requirements of the Registration Act, 1908.

11.5 All expenses relating to stamp duty, registration fees, and incidental costs shall be borne by

SECTION 12: CONDITIONAL GIFT (OPTIONAL)

If any lawful conditions are attached to this Gift, the same are set forth in Schedule C. Such conditions, if any, must comply with the requirements of Section 126 of the Transfer of Property Act, 1882, and must not be:

- Impossible of performance;
- Forbidden by law;
- Of such a nature that, if permitted, would defeat the provisions of any law;
- Fraudulent;
- Involving or implying injury to the person or property of another;
- Immoral or opposed to public policy.

Note: If no conditions are specified in Schedule C, the Gift shall be absolute and unconditional.

SECTION 13: REVOCATION

13.1 This Gift is absolute and irrevocable. The Donor hereby expressly waives any right to revoke this Gift.

13.2 This Gift may only be revoked in accordance with Section 126 of the Transfer of Property Act, 1882, which provides that a gift may be revoked only:

- If the Donor and Donee have agreed that upon the happening of any specified event independent of the Donor's will, the Gift shall be suspended or revoked; or
- If the Donor and Donee have agreed that upon the happening of any specified event within the Donor's control, the Gift shall be suspended or revoked, and the Donee has notice of such agreement, and the specified event occurs.

SECTION 14: INDEMNITY

The Donor hereby agrees to indemnify, defend, and hold harmless the Donee and the Donee's heirs, legal representatives, and successors from and against any and all claims, demands, actions, suits, proceedings, losses, damages, costs, and expenses (including legal fees) arising out of or relating to:

- Any defect in the Donor's title to the Gift Property;
- Any breach of the representations and warranties made by the Donor herein;
- Any Encumbrance on the Gift Property not disclosed in Schedule B;
- Any claim by any third party asserting any right, title, or interest in the Gift Property.

SECTION 15: MINOR DONEE (IF APPLICABLE)

If the Donee is a minor, the acceptance of this Gift shall be made by the lawful guardian of the minor Donee. The guardian shall hold the Gift Property for the benefit of the minor Donee until the minor attains majority. The minor Donee, upon attaining majority, shall be entitled to ratify or repudiate this Gift in accordance with Applicable Laws.

SECTION 16: DISPUTE RESOLUTION AND JURISDICTION

16.1 This Deed shall be governed by and construed in accordance with the laws of India.

16.2 Any dispute, controversy, or claim arising out of or relating to this Deed shall be subject to the exclusive jurisdiction of the competent courts at _____, _____.

SECTION 17: SEVERABILITY

If any provision of this Deed is held to be invalid, illegal, or unenforceable under Applicable Laws, such invalidity, illegality, or unenforceability shall not affect the validity, legality, or enforceability of the remaining provisions of this Deed, which shall continue in full force and effect.

SECTION 18: ENTIRE DEED

This Deed, together with the Schedules annexed hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written.

SECTION 19: EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Gift Deed on the day, month, and year first above written.

DONOR

Name:

Signature:

Date:

DONEE

Name:

Signature:

Date:

WITNESSES

We, the undersigned witnesses, do hereby attest that the Donor and Donee have executed this Gift Deed in our presence, after understanding the contents hereof, and that this Deed has been signed voluntarily and without any coercion, fraud, or undue influence.

Witness 1

Name:

Address:

Signature:

Witness 2

Name:

Address:

Signature:

SCHEDULE A: GIFT PROPERTY DESCRIPTION**SCHEDULE B: DISCLOSED ENCUMBRANCES****SCHEDULE C: CONDITIONS (IF APPLICABLE)**