**Format of Gift Deed to gift Land, Building, Flat or other Property to Relative without consideration. Download Gift Deed format.**

You can gift Shares owned by you to your relative by preparing a gift deed.

**Registration of Gift Deed**

A Gift Deed is a legal document that represents a transfer of gift from one person to another as per the provisions of the law. Gift Deed is a legally binding written document defined in Section 122 of the Transfer of Property Act, 1822, through which the donor can transfer an existing movable or immovable property to the donee voluntarily. A Gift Deed is valid only if it is given out of love and affection, without any consideration in return by one family member/ friend to another. Also, under Section 17 of the Registration Act, 1908, it is mandatory to have a registered Gift Deed when you want to transfer immovable property.

**Following are the conditions to be met to make a gift of property valid.**

1. A transfer of property must be voluntary and made gratuitously.

2. It must satisfactorily appear that the donor knew what he was doing and understood the contents of the instrument and its effect.

3. Documents should be stamped and registered as required, and attested by two witnesses.

4. A valid gift of property can be made only by a registered instrument.

5. The Person to whom the property is being transferred (Donee) must accept the property during the lifetime of the donor. If the Donee dies before accepting the gift, the gift becomes void.

6. A minor cannot be a donor but can be a Donee. If the property is gifted to a minor, on behalf of a minor, a natural guardian can accept a gift.

7. If the gift is onerous, the obligation cannot be enforced against him while he is a minor. But later, he must either accept the burden or return the gift.

8. The gift of property must be without any consideration, absolute and unconditional except when made for a specific purpose. If there is any consideration in any shape, there is no gift.

9. Any person who is competent to contract can gift his property. Every person is competent to contract who is of the age of majority according to the law to which he is subject, and who is sound mind and is not disqualified from contracting by any law to which he is subject.

10. The person offering the gift and the one receiving must both sign the gift deed.

Sample format of Gift Deed of Property without consideration is given below:

**GIFT DEED**

THIS DEED OF GIFT is made at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ on this 2nd day of \_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_ **BETWEEN**

Mr. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_., s/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Permanent Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter referred to as 'the Donor') of the **ONE PART**

**AND**

Mrs. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Daughter of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(hereinafter referred to as 'the DONEE'), of the **OTHER PART**.

WHEREAS the Donor is seized and possessed of the house consisting of 1 Hall 3 Bedrooms, 1 Kitchen and 1 Toilet admeasuring \_\_\_\_\_\_\_\_ situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

AND WHEREAS the DONEE is the daughter of DONOR

AND WHEREAS the Donor desires to grant the said House 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.

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 House situate at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_together with all and singular the buildings and structures thereon and all the things permanently attached thereto and all the liberties, privileges casements and advantages appurtenant thereto and all the 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 the Donor doth hereby covenants with the DONEE;

(a) That the Donor now has in himself, good right, full power and absolute authority to grant the said House hereby granted as gift in the manner aforesaid.

(b) The DONEE may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said House and receive the rents, Issues, and profits and rents thereof and every part thereof to and for her 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.

(c) That the said House is 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.  
  
(d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or Interest whatsoever to the said House 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 House and every part thereof unto and to the use of the DONEE in the manner aforesaid as by the DONEE, her heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

**SCHEDULE OF THE PROPERTY**

**(Gifted under this deed)**

All the piece and parcel of immovable property bearing No.\_\_\_\_\_\_\_\_\_\_\_\_ Measuring \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Bounded by:-

On the East :

On the West :

On the South :

On the North :

Market value of the property gifted under this deed is Rs.\_\_\_\_\_\_\_\_\_\_\_\_\_  
(Rupees\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only).

The Stamp duty is paid on the market value as computed above.

**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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the presence of  
  
Signed by within named DONEE Mrs. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ In the presence of  
1.  
  
2.

**Registration of Gift Deed**

The Gift Deed should be printed on the stamp paper of appropriate value depending upon your state. It can be registered at the office of registrar or sub-registrar.  
  
**Documents required for Gift Deed registration**

Following are the list of documents (enclosures) required to be produced at the time of presentation of the document before the jurisdictional Sub-Registrar.

- An Identical copy of the Gift-deed containing name and details of Donor and Donee, property Details and property value in the prescribed format of Gift Deed.

- Statement of particulars of property and its market value.

- Parent Document (prior to title deeds)

- Title Deeds to show how the Donor gets the property.

- Encumbrance Certificate of the property

- Affidavit which state that Registration of this document does not violate the notification issued under Section 22A of the Registration Act, 1908.

- Extract of assessment register of the property.

- If the property is an agricultural land, No objection certificate from Tahasildar.

Parties should carry the following documents for Registration of Gift Deed.

- Original Gift Deed

- ID Proofs, like Driver License, Passport, etc

- PAN Card

- Aadhar Card

- A document like Sale deed to prove donor title to the Property

A gift is the transfer of property by one person to another made voluntarily and without consideration. In order to constitute a valid gift, a basic requirement is acceptance. If a document of gift, after its execution or registration in favor of the donee, is handed over to him by the donor, it amounts to a valid acceptance of the gift. The gift must be an existing property. It cannot be a future property.