

## GIFT DEED

GIFT DEED IN RESPECT OF RESIDENTIAL PLOT No. \_\_\_\_\_, SECTOR \_\_\_\_\_, URBAN ESTATE PANCHKULA, MEASURING \_\_\_\_\_ SQ.MTRS.

MARKET VALUE Rs. \_\_\_\_\_/-

ON NON JUDICIAL STAMP PAPER WORTH Rs. \_\_\_\_\_/-  
( \_\_\_\_\_ ) KITAS \_\_\_\_\_, VIDE Sr.No. \_\_\_\_\_,  
DATED \_\_\_\_\_, ISSUED BY DISTT.TREASURER, TRAESURY OFFICE,  
PANCHKULA.

**THIS GIFT DEED** is made at **PANCHKULA** on this \_\_\_\_\_ day of \_\_\_\_\_, 2007;

### BETWEEN

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(hereinafter referred to as the DONOR which term shall where the context so admits include his respective heirs, executors, successors, assigns, legal representatives and administrators etc.) of the one part.

### AND

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(hereinafter referred to as the DONEE which term shall where the context so admits include his respective heirs, executors, successors, assigns, legal representatives and administrators etc.) of the other part of this Deed.

Contd...2..

-2-

**WHEREAS** the said Donor is sole and absolute owner and allottee of residential Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Urban Estate Panchkula, measuring \_\_\_\_\_ Sq.Mtrs. duly allotted to the above said Vendor by the Estate Officer, HUDA, Panchkula, on free hold basis, vide Memo No. \_\_\_\_\_, Dated \_\_\_\_\_.

**AND WHEREAS** the above said property is free from all sorts of encumbrances and attachments i.e. Charges, Demands, WILL, Sale, Gift, Mortgage, Exchange, Disputes, Litigations etc. etc. till to-date is also free hold.

**AND WHEREAS** the necessary Conveyance Deed in respect of the above said property had already been registered under Sr.No.\_\_\_\_\_, Book No.1, Dated \_\_\_\_\_, in the office of Sub-Registrar, Panchkula, and the concerned authority has also issued the necessary No Objection Certificate/Permission To Sell/Transfer in respect of the above said property vide Memo No.\_\_\_\_\_, Dated \_\_\_\_\_.

AND WHEREAS the above said Donor \_\_\_\_\_, being a \_\_\_\_\_, has natural love and affection for the said Donee, and have agreed for the gift of his above said residential plot in favour of the above said Donee \_\_\_\_\_, and the said Donee has also agreed to accept the gift of above said residential Plot, in consideration of the natural love and affection which the Donor had and still has for the Donee, the latter being his \_\_\_\_\_ the Donor do hereby and hereunder renounce all his rights, titles and interests of the above said property with the consent of his all the legal heirs and without any undue pressure or influence of anybody with his full senses and sound mind intent to vest the same in and grants, conveys, transfers, gives and assures unto and to the use of the Donee freely and voluntarily, the property mentioned above and hereinafter referred to as the said property and delivered the possession of the same unto and in favour of the Donee TO HAVE AND TO HOLD the same for his use and benefit absolutely and unconditionally for ever. And that the Donee accept the gift of the said property as testified by his being a party hereto and executing these presents.

Contd...3..

The estimated value of the said property is Rs.\_\_\_\_\_/- (Rupees \_\_\_\_\_ only) and the said Donee have paid necessary stamp duty, registration charges etc. That the Donor has also delivered to the

Donee DEED OF CONVEYANCE AND ALL OTHER connected document and papers of the propert for his record and reference. That now Donee has become the absolute owner of the said property and now from today said Donee shall be bound by all the terms and condition of the Deed of conveyance and Allotment Letter etc. in future.

**IN WITNESS WHEREOF** both the parties have set their hands on this Deed at Panchkula, on the day, month and year mentioned above in the presence of the marginal witnesses.

**WITNESS No.1**

**DONOR.**

**WITNESS No.2**

**DONEE.**

### **INDEMNITY BOND**

THIS INDEMNITY BOND is executed at Panchkula, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007 by

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**WHEREAS** the executant is desirous of getting property bearing residential **Plot No.\_\_\_\_\_**, **Sector \_\_\_\_\_**, **Urban Estate Panchkula**, measuring **\_\_\_\_\_ Sq.Mtrs.** transferred in the name \_\_\_\_\_ of

\_\_\_\_\_

\_\_\_\_\_.

**AND WHEREAS** the Estate Officer, HUDA, Panchkula, has asked the executant to furnish this Indemnity Bond for the same.

**NOW THIS INDEMNITY BOND WITNESSETH AS FOLLOWS:**

1. That the said transfer which is sought in the name \_\_\_\_\_  
\_\_\_\_\_, is a transfer through registered Sale Deed, and in case, the Haryana Urban Development Authority would suffer any loss on account of this transfer in his name, the executant, his properties and his persons shall be liable to make good the loss, which may be sustained by the HUDA or its employee/s on account of this transfer.
2. That the legal heirs and successors of the executant shall also be liable to make good the loss, if any, suffered by HUDA.
3. That in case, any legal heirs or any other persons shall make any claim regarding this property, the litigation of the same will also be defended by the executant and the loss suffered by HUDA will also be made good by the executant and his properties and persons.

**IN THE PRESENCE** of the following witnesses this Indemnity Bond is signed at Panchkula, on this day, month and year mentioned above.

**WITNESS No.1**

**EXECUTANT.**

**WITNESS No.2**

**AFFIDAVIT BY THE TRANSFEREE**

I,

\_\_\_\_\_

\_\_\_\_\_, do hereby solemnly affirm and declare as under:-

1. That I accept the allotment of residential **Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Urban Estate Panchkula, measuring \_\_\_\_\_ Sq.Mtrs.** inclusive of all incidental space allotted, if any.
2. That I further undertake to make payment of all the outstanding dues or such amount as may be due or become liable/due against this property at any later stage.
3. That I accept the terms and conditions relating to the allotment of the said property and of incidental space, if any, and shall abide by the provisions of HUDA Act, 1971 and the rules/regulations applicable there under as amended from time to time.
4. That I shall not use the said property for any purposes, other than for which it has been allotted.

Place :

Dated :

**Deponent.**

**Verification:**

Verified that the above contents of this Affidavit are true and correct to my knowledge and belief and nothing has been concealed therein. No part of it is false and incorrect.

**Deponent.**

**AFFIDAVIT BY THE TRANSFEREE**

I,

\_\_\_\_\_

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\_\_\_\_\_, do hereby solemnly affirm and declare as under:-

1. That I am sole and absolute owner and allottee of residential **Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Urban Estate Panchkula, measuring \_\_\_\_\_ Sq.Mtrs.** duly allotted to me by the Estate Officer, HUDA, Panchkula, and the same is free from all sorts of encumbrances and attachments i.e. sale, gift, mortgage, claims, demands, charges, liens, disputes, litigations etc. till to-date.
2. That there is no any disputes/litigations or court case, pending against the above said property in any Court of Law.
3. That my latest specimen signatures are as under:-

1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_

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Place :

Dated :

**Deponent.**

**Verification:**

Verified that the above contents of this Affidavit are true and correct to my knowledge and belief and nothing has been concealed therein. No part of it is false and incorrect.

**Deponent.**

To

The Estate Officer,  
HUDA, Panchkula.

**Subject : Transfer of residential Plot No. \_\_\_\_\_, Sector \_\_\_\_\_, Urban Estate Panchkula, measuring \_\_\_\_\_ Sq.Mtrs.**

Dear Sir,

With reference to your Letter vide Memo No.E.O.(P)-2K/A/ \_\_\_\_\_, Dated \_\_\_/\_\_\_/2007, I hereby enclose the followings documents:-

1. Original Permission Letter.
2. Original Allotment Letter
3. Certified Copy of registered Sale Deed.
4. Certified Copy of registered Conveyance Deed.
5. Indemnity Bond.
6. Affidavit by the Transferee.
7. Two Photographs of the Transferee.
8. Identification Proofs of the Transferor/Transferee.

It is therefore, requested that the aforesaid property may kindly be transferred in the \_\_\_\_\_ name \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_, at the earliest and oblige.

Thanking you,

Yours faithfully,  
\_\_\_/\_\_\_/2007.

Dated \_\_\_\_\_ :

( \_\_\_\_\_ )  
son/wife of \_\_\_\_\_,  
R/o \_\_\_\_\_  
\_\_\_\_\_.

To

The Sub-Registrar,

Panchkula.

**Subject : Issue of Certified Copy.**

Dear Sir,

Kindly issue me the Certified Copy of the registered Sale Deed under the  
Sr.No.\_\_\_\_\_, Book No.1, Dated \_\_\_/\_\_\_/2007, in your office.

Thanking you,

Yours faithfully,  
\_\_\_/\_\_\_/2007.

Dated \_\_\_\_\_ :

( \_\_\_\_\_ )  
son/wife of \_\_\_\_\_,  
R/o \_\_\_\_\_  
\_\_\_\_\_.