

DEED OF GIFT (Immovable Property) — Simplified Summary

1. **Date & Place:** 22 August 2025, Mumbai.
2. **Parties:**
 - **Donor:** Mr. Ramesh Gupta, Marine Drive, Mumbai.
 - **Donee:** Ms. Anjali Gupta (his daughter), same address.
3. **Property:** Flat No. 501, 5th Floor, 'Sapphire Heights' CHS, Lokhandwala Complex, Andheri (West), **950 sq. ft. (carpet)** plus one car parking.
4. **Nature of Gift:** Donor gifts the said property to Donee **absolutely and forever**, out of love and without monetary consideration. Donee accepts the gift.
5. **Possession:** Donor has handed over **vacant and peaceful possession** at the time of the deed. Donee acknowledges receipt.
6. **Title Assurance:** Donor guarantees that he is the absolute owner and the property is free from encumbrances (no liens, mortgages, charges, or attachments).
7. **Irrevocability:** The gift is **irrevocable**; Donor gives up all rights in the property.
8. **Future Obligations:** Donee will pay property taxes, maintenance charges, utilities, and any future dues.
9. **Valuation & Stamps:** Market value stated as **₹2,50,00,000**; stamp duty for gift to close relative in Maharashtra has been paid.
10. **Witnesses & Execution:** Signed by Donor and Donee; attested by two witnesses.