**DEED OF GIFT (OF IMMOVABLE PROPERTY)**

**THIS DEED OF GIFT** is made and executed on this 22nd day of August, 2025 at Mumbai.

**BY:**

**Mr. Ramesh Gupta**, son of the late Mr. Suresh Gupta, aged 68 years, residing at 12B, Palkhivala House, Marine Drive, Mumbai - 400020, India (hereinafter referred to as the “**DONOR**”, which expression shall unless repugnant to the context mean and include his legal heirs, executors, and administrators).

**IN FAVOUR OF:**

**Ms. Anjali Gupta**, daughter of Mr. Ramesh Gupta, aged 35 years, residing at 12B, Palkhivala House, Marine Drive, Mumbai - 400020, India (hereinafter referred to as the “**DONEE**”, which expression shall unless repugnant to the context mean and include her legal heirs, executors, and administrators).

**WHEREAS:**

A. The **DONOR** is the sole and absolute owner of the residential flat being **Flat No. 501**, on the 5th Floor, in the building known as **'Sapphire Heights' Cooperative Housing Society**, situated at Lokhandwala Complex, Andheri (West), Mumbai - 400053, admeasuring 950 sq. ft. carpet area, along with one car parking space (hereinafter collectively referred to as the “**said Property**”). The **said Property** is self-acquired by the **DONOR**.

B. The **DONEE** is the daughter of the **DONOR**, and the **DONOR** holds great natural love and affection for the **DONEE**.

C. The **DONOR**, out of his own free will and volition, and in consideration of his natural love and affection for the **DONEE**, is desirous of gifting the **said Property** to the **DONEE** without any monetary consideration.

D. The **DONEE** has signified her acceptance of the gift of the **said Property** from the **DONOR**.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. **TRANSFER OF GIFT:** In consideration of his natural love and affection for the **DONEE**, the **DONOR** does hereby give, grant, convey, and transfer unto the **DONEE**, absolutely and forever, the **said Property** along with all rights, title, interest, easements, and privileges appurtenant thereto, TO HAVE AND TO HOLD the same unto the **DONEE** as her absolute property.
2. **POSSESSION:** The **DONOR** has on the date of execution of this Deed, handed over the vacant, peaceful, and physical possession of the **said Property** to the **DONEE**, and the **DONEE** acknowledges receipt of the same.
3. **ASSURANCE OF TITLE:** The **DONOR** hereby covenants with the **DONEE** that he is the absolute owner of the **said Property** and has the full right and authority to make this gift. The **DONOR** further declares that the **said Property** is free from all encumbrances, liens, mortgages, charges, or court attachments.
4. **IRREVOCABILITY:** The **DONOR** declares that this Deed of Gift is irrevocable and that he shall have no right, title, or interest in the **said Property** hereafter.
5. **FUTURE OBLIGATIONS:** The **DONEE** shall henceforth be solely responsible for the payment of all property taxes, society maintenance charges, utility bills, and any other dues or outgoings in respect of the **said Property**.
6. **VALUATION:** The market value of the **said Property** is estimated to be **₹2,50,00,000/- (Rupees Two Crore Fifty Lakh only)**. The requisite stamp duty as applicable for a gift to a close relative in Maharashtra has been paid on this instrument.

**IN WITNESS WHEREOF**, the parties have set their hands on this Deed of Gift on the day, month, and year first above written.

**DONOR:**

(**Mr. Ramesh Gupta**)

**DONEE:**

(**Ms. Anjali Gupta**)

**WITNESSES:**

(This Deed of Gift must be attested by at least two witnesses)

**WIT-NESS 1:**

Signature:

Name: Vijay Sharma

Address: 502, Sapphire Heights, Andheri, Mumbai

**WITNESS 2:**

Signature:

Name: Priya Singh

Address: 601, Sapphire Heights, Andheri, Mumbai