**DECLARATION AND CONFIRMATION OF THE ORAL Gift of the Immovable Property**

**Valued at Rs.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/=**

**This DEED of declaration** is made and executed at Karachi, on this \_\_\_\_\_\_day of February 2021,

**between**

**Mst. Niaz Begum**, wife of, Bashir Ahmed, Muslim Adult, Holding CNIC.\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, through her attorney **Mr. Muhammad Saleem**, son of, Muhammad Muzaffar, Muslim, Adult, resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, holding CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the **“Donor”**, which expression, wherever the subject or the context hereof may so require or admit, shall mean and include the heirs, legal representatives, executors, administrators, successors and assigns of the **“Donor”**, as party of the One Part.

**AND**

(i) **Mrs. Farzana Saleem**, wife of, Muhammad Saleem, Muslim, Adult, resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, holding CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and (ii) **Mrs. Rizwana Bashir**, wife of Parvez khan, Muslim, Adult, holding CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the **“Donees’’** which expression, wherever the subject or the context hereof may so require or admit, shall mean and include their heirs, legal representatives, successors, administrators, executors and assigns of the **“Donees”**, as party of the Other part.

**WHEREAS** the **Donor** at the time of this declaration is exclusive, rightful and lawful owner, fully seized and possessed and is otherwise fully and sufficiently entitled to Gift, sell, convey, transfer and alienate his property **HOUSE CONSTRUCTED ON RESIDENTIAL PLOT OF LAND BEARING NO. P-83-A, MEASURING 93 SQUARE YARDS, SITUATED AT “PUNJAB TOWN’’, SURVEY NO.77, DEH DRIGH, TAPPO DRIGH ROAD, TALUKA SHAH FAISAL, DISTRICT KORANGI KARACHI,** hereinafter referred to as the **‘Said Property’**.

**AND WHEREAS** the said Property mutated in the name of Muhammad Nawaz, son of, Muhammad Siddique in the Record of Right as per Deh Jo Form No.II vide Entry/Jiryan No.3014/7230, duly signed by Mukhtiarkar, Shah Faisal Town, Karachi, Dated 26.10.2009 and the said Mr. Muhammad Nawaz had obtained the No Objection Certificate for Sale from the office of the Mukhtiarkar Revenue, Shah Faisal Town, City District Government, Karachi, vide No.MUKH/SFT/S/142/2009, dated 23.12.2009.

**AND WHEREAS** the said Muhamamd Nawaz, son of, Muhammad Siddique, sold out the said property to Mst. Niaz Begum, wife of, Bashir Ahmed, Muslim, Adult, holding CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ through of Sale Deed of Immovable Property, vide Regd. No.40, Book No.I, dated.08.01.2010, bearing M.F. Roll No: U-7058/6277, dated 23.02.2010, Sub-Registrar Shah Faisal Town, Karachi.

**AND WHEREAS** said Mst. Niaz Begum, wife of, Bashir Ahmed, Muslim, Adult, Holding CNIC.\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of House No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, executed General Power Of Attorney in favour of Muhammad Saleem, son of, Muhammad Muzaffar, Muslim, Adult, CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_, resident of House\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, bearing Registration No.32, dated 15.01.2019, Book No.IV, M.F. Roll No.RD:32/SRO/:9/DocType:92 before Sub-Registrar, Shah Faisal Town, Karachi.

**AND WHEREAS** the **Donor** is solely, exclusive, rightful and lawful owner of the said property.

**AND WHEREAS** the **Donees** are the real wife and sister-in-law of the **Donor** and they have proved to be most faithful, respectful and obedient to the **Donor** and they have always served the **Donor** with great love, affection and respect. The utmost love, satisfactory and services of the **Donees** have kept the **Donor** happy and satisfied, they have got all sympathies, love affection of the Donor hence, this declaration of gift.

**AND WHEREAS** the **Donor** in consideration of natural love and affection with the **Donees** have willingly decided to assigned, transfer by way of gift his said property to the **Donees** during lifetime of the **Donor,** in full senses and understanding of the situation, conscious of the position and without duress, undue influence or pressure, had orally gifted the said property and deliver physical and constructive possession along with the title documents thereof on 27.12.2020, in the presence of following witnesses:-

(i). \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (ii).\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

son of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ son of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CNIC No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ CNIC No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

And in order to augment the excellence of the oral gift the donor has invariably, indefeasibly, irrevocably and irretrievably delivered possession along with title documents to the **Donees** who has thankfully accepted the gift and took over possession and title documents of the said property on the same day, in presence of and sight of above-named witnesses.

**AND WHEREAS,** it has been considered advisable by the **Donor** and **Donees** that the facts of above Oral Gift of the Said Property be reduced into writing by expeditious registration of a deed of Confirmation of Oral Declaration in order to remove all the misunderstandings, controversies, conflicts, chances of litigation and such other tendencies or subsequent developments.

**Now This Deed witnessed as under:**

1. That the Donor, above named had in consideration of love and affection voluntarily, indefeasibly and irrevocably made an Oral Gift of the Gifted Property in accordance with the Muslim Law in favor of and to the exclusive benefit of the Donees on the 27th day of December of 2020 and delivered and handed over the physical and constructive possession in the said property of Gifted Property along with all the title documents, instruments, deeds, plans and papers to the Donees who had accepted the said gift and thankfully taken over the delivery of the possession as well as the original title documents of the Gifted Property in order to become absolute and full owner thereof excluding all others in presence of the witnesses mentioned at the foot of these presents.
2. That the Donor has made the Gift of his Gifted Property in full senses and understanding of the situation without undue influence, pressure, coercion, and or threat of whatsoever nature and description in order to transfer, convey, give, grant and gift of the Gifted Property for ever to the Donees.
3. That the Donor doth hereby disown, disclaim, release, relinquish his right, interest and title in the Subject Property free from all sorts of disputes, demands, litigation, claims, mortgages, or charges of any kind and the Donor shall not lay any claim, interest and or benefit accruing there from in favor of the Donees.
4. That the Donees shall and may from time to time and at all times hereafter peacefully and quietly enter upon, have, hold, occupy, possess and enjoy the Gifted Property hereby gifted, and receive and take the rents, issues and profits, if any, thereof and of every part thereof, without any let or hindrance whatsoever from or by the said Donor or by any person or persons claiming to be under or in trust of his.
5. It is hereby declared that the subject property has been Gifted to the Donees.

**SCHEDULE OF THE PROPERTY**

All rights, titles, claims and interests in the property, that is, **HOUSE CONSTRUCTED ON RESIDENTIAL PLOT OF LAND BEARING NO. P-83-A, MEASURING 93 SQUARE YARDS, SITUATED AT “PUNJAB TOWN’’, SURVEY NO.77, DEH DRIGH, TAPPO DRIGH ROAD, TALUKA SHAH FAISAL, DISTRICT KORANGI KARACHI,** construction made up thereon within the territorial jurisdiction of Shah Faisal Town, Police Station, Registration District, Sub-District and city of Karachi, bounded, butted and delineated as under:

**ON THE NORTH BY : Plot No. 82**

**ON THE SOUTH BY : Plot No. 83**

**ON THE EAST BY : 24 Feet Wide Road**

**ON THE WEST BY : 10 Feet Wide Road**

In Witness Whereof the Donor, has set and subscribed his hands in the presence of the witnesses hereunto at Karachi, on the day, month and the year first above written.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­­­­­­­­­­\_\_

**Niaz Begum**, wife of, Bashir Ahmed through her Attorney **Muhammad Saleem**, son of, (late) Muhammad Muzaffar

*CNIC No.*

**Donor**

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Farzana Saleem**, wife of, Muhammad Saleem

CNIC No.

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Rizwana Bashir**, wife of, Parvez Khan

CNIC No.

**Donees**

**Witnesses:**

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_­\_\_ 2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_ CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_

**ACCEPTANCE OF ORAL GIFT BY THE DONEES**

We, **(i)** Farzana Saleem, wife of, Muhammad Saleem, Muslim, Adult, resident of House No. P-177/B, Punjab Town, Shah Faisal Town, Karachi, holding CNIC No.42201-8535109-8, and **(ii)** Mrs. Rizwana Bashir, wife of, Parvez khan, Muslim, Adult, holding CNIC No.42301-2688815-6, Resident of House No. House No. A-14, Street No.2, Chanisar Halt, New Sindh Muslim Colony, Karachi, the Donees abovenamed, do hereby state and declare that I had accepted the Oral Gift made in my favour by the Donor abovenamed, that is, Mst. Niaz Begum, wife of, Bashir Ahmed, Muslim Adult, Holding CNIC.42301-5697869-0, Resident of House No. H-8/328, Manzoor Colony, Karachi, through her attorney Mr. Muhammad Saleem, son of, Muhammad Muzaffar, Muslim, Adult, resident of House No.P-177/B, Punjab Town, Shah Faisal Town, Karachi, holding CNIC No.13503-0681628-7, on the 27th day of December 2020 in respect of share in the property, that is, bearing **HOUSE CONSTRUCTED ON RESIDENTIAL PLOT OF LAND BEARING NO. P-83-A, MEASURING 93 SQUARE YARDS, SITUATED AT “PUNJAB TOWN’’, SURVEY NO.77, DEH DRIGH, TAPPO DRIGH ROAD, TALUKA SHAH FAISAL, DISTRICT KORANGI KARACHI**, before two witnesses and had taken over the undisputed physical possession of the said property (as mentioned in the Schedule) along with all its relevant original title documents/papers and that from the day of the ORAL GIFT, I am in physical possession of the said property without any interference by the DONOR/DECLARANT or any other persons deriving title under or through the DONOR/DECLARANT .

That We shall abide by all the rules and regulations on which the Lease Deed was Originally made and also undertake to abide the by such terms and conditions, which are imposed by Karachi Development Authority, Malir Development Authority and Karachi Metropolitan Corporation and other concerned/civic agencies/authorities, which are presently in force or those to be enforced in future.

**IN WITNESS** WHEREOF the DONEES set and subscribed his hand hereto at Karachi, on this \_\_\_\_day of \_\_\_\_ 2021.

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Farzana Saleem**, wife of, Muhammad Saleem

CNIC No.42201-8535109-8

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Rizwana Bashir**, wife of, Parvez Khan

CNIC No. 42301-2688815-6

**Donees**

**Witnesses:**

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_­\_\_ 2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_ CNIC No.\_\_\_\_\_\_\_\_\_\_\_\_