

**GIFT SETTLEMENT DEED**  
***(FOR other than FAMILY MEMBERS)***

THIS GIFT SETTLEMENT DEED is made and executed on this the \_\_\_\_\_ day of \_\_\_\_\_ Month \_\_\_\_\_ year by

Sri \_\_\_\_\_ S/o, D/o, W/o. \_\_\_\_\_,  
aged about \_\_\_\_\_ years, Occupation: \_\_\_\_\_  
Resident of D.No. \_\_\_\_\_

Represented by his / her agent

Being Minor Represented by Father / Mother / Brother / Guardian etc.

Sri \_\_\_\_\_ S/o, D/o, W/o. \_\_\_\_\_,  
aged about \_\_\_\_\_ years, Occupation: \_\_\_\_\_  
Residing at \_\_\_\_\_ under general / special  
power of attorney dated \_\_\_\_\_ Registered as Document  
Number \_\_\_\_\_ of Year \_\_\_\_\_ Book IV of RO/SRO \_\_\_\_\_.

Hereinafter called the "**SETTLER (S)**" which term shall mean and include all his heirs, legal representatives, executors, administrators and assignees etc. of the ONE PART

**IN FAVOUR OF**

Sri \_\_\_\_\_ S/o, D/o, W/o. \_\_\_\_\_,  
aged about \_\_\_\_\_ years, Occupation: \_\_\_\_\_  
Resident of D.No. \_\_\_\_\_

Being minor represented by Father/Mother/Brother/Guardian

Sri \_\_\_\_\_ S/o, D/o, W/o. \_\_\_\_\_,  
aged about \_\_\_\_\_ years, Occupation: \_\_\_\_\_  
Residing at \_\_\_\_\_

Hereinafter called the "**SETTLEE**" which term shall mean and include all his heirs, legal representatives, executors, administrators and assignees etc. of the OTHER PART

WHEREAS the SETTLER(s) herein is the absolute owner(s) and possessor of Agriculture Land bearing Survey No. \_\_\_\_\_ admeasuring \_\_\_\_\_ Acres, \_\_\_\_\_ Gts., Situated at \_\_\_\_\_ Village \_\_\_\_\_ Mandal \_\_\_\_\_ District, which was inherited / having acquired the same from \_\_\_\_\_ through a sale deed / Gift /Gift Settlement/Partition/Will deed registered as No. \_\_\_\_\_ of \_\_\_\_\_ of S.R.O. \_\_\_\_\_ copied in Volume No. \_\_\_\_\_ at Page \_\_\_\_\_ vide pattadar pass book no \_\_\_\_\_ titled deed no \_\_\_\_\_ issued by \_\_\_\_\_ M.R.O.

WHEREAS the Settlee is the \_\_\_\_\_ of the SETTLER and the SETTLER in lieu of natural love and affection towards the Settlee has desired to settle the said property (hereinafter referred to as the "SCHEDULE PROPERTY") to the Settlee free of cost , and the Settlee herein has accepted the same.

**NOW THIS GIFT SETTLEMENT DEED WITNESSES AS FOLLOWS:**

- 1) The SETTLER(s) is the absolute owner and possessor of the schedule property, the SETTLER(s) is entitled to alienate by way of settlement, the SETTLER does hereby transfer, convey and assign the schedule property in favour of the Settlee to have and to hold the same as absolute owner.
- 2) The SETTLER(s) is having affection and natural love with the Settlee, as such the SETTLER has decided to settle the schedule property to the Settlee and make the Settlee absolute owner by executing this Deed in her/his favour.

- 3) The SETTLER(s) does hereby convey and transfer all rights along with all ownership rights and title hitherto enjoyed by the SETTLER in respect of the schedule property in favour of the Settlee absolutely and for ever to hold, use and enjoy the same as owner thereof without any interference or disturbance from anybody else.
- 4) The SETTLER(s) herein has delivered the peaceful physical and vacant possession of the schedule property to the Settlee along with all title deeds etc.
- 5) The SETTLER(s) herein declares that the said property is free from all encumbrances, charges, prior sale, gift, mortgage, lien, litigations and court attachment alike of similar Government or private encumbrances.
- 6) The SETTLER(s) has paid all the taxes and charges etc., up to date to the respective departments in respect of the schedule property.
- 7) The SETTLER(s) hereby agrees to cooperate with the settlee to get the title of the said property changed in the name of settlee in the revenue records.
- 8) The land is not in assigned land with in the meaning of assigned lands (prohibition of transfers ) act of 1977and it does not belong to or under mortgage to govt. agencies / undertakings.
- 9) The SETTLER hereby declares that there are no Mango Trees / Coconut Trees/ Betal Leaf Gardens / Orange Groves or any such

other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery no fish ponds etc., in the lands now being transferred; that if any suppression of facts is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit duty.

- 10) The SETTLER(s) here by declares that he has transferred an extent of Ac.\_\_\_\_\_Gts.\_\_\_\_\_ including Ac\_\_\_\_\_Gts.\_\_\_\_\_ transferred through this document so far interms of G.O M.S.No 733 Revenue (UC II) Department dated 31/10/1998.
- 11) The said property is situated outside the urban agglomeration hence the urban ceiling act is not possible.
- 12) That the value of the schedule property hereby Gifted is Rs.
- 13) Rule 3 Statement

### **SCHEDULE OF PROPERTY**

All that the piece and parcel of Agriculture Land bearing Survey No.\_\_\_\_\_admeasuring Ac.\_\_\_\_\_Gnts. / \_\_\_\_\_ Hectors, situated in \_\_\_\_\_ Village \_\_\_\_\_ Mandal \_\_\_\_\_ , Under the jurisdiction of Sub District \_\_\_\_\_and Registration District \_\_\_\_\_ bounded by ,

NORTH :  
SOUTH :  
EAST :  
WEST :

More fully shown in the red colour in the plan annexed hereto.

IN WITNESS WHEREOF, the SETTLER herein has signed on this Gift Settlement Deed with his/her own free will and consent on the day, month and year first above mentioned in the presence of the following witnesses.

**WITNESSES :**

1.

**SETTLER**

2.