



ಈ ದಸ್ತಾವೇಜು... 11... ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

ಇಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ... 188

### GIFT DEED

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

This **DEED OF GIFT** is made and executed on this the Tenth Day of April, Year Two Thousand Eighteen (10/04/2018) at Bengaluru **BY:**

**DR. SUNIL S BOHRA,**

Son of Late Sampathraj C,

Aged about 41 years,

Residing at No.23/27,

4<sup>th</sup> Cross, Magadi Main Road,

Bengaluru - 560 023.

Hereinafter referred to as "**DONOR**"

### **IN FAVOUR OF:**

**SMT. PUSHPA BAI,**

Wife of Late Sampathraj,

Aged about 60 Years,

Residing at No.23/27,

4<sup>th</sup> Cross, Magadi Main Road,

Bengaluru -560 023.

Hereinafter referred to as "**DONEE**"

The terms "**DONOR**" and "**DONEE**" whenever the context requires mean and include their respective legal heirs, executors, legal representatives, successors, administrators, and assigns of.

*Sunil S Bohra*

S.Pushpa bai

....ವಿಶೇಷ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ:....188

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

18-19



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Smt. Pushpa Bai W/o Late. Sampathraj , ಇವರು 5620.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	5620.00	Paid in Cash

ಒಟ್ಟು : 5620.00

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 10/04/2018

ಉಪ ನೋಂದಣಿ ಮುದ್ರಾಂಕಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune



.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....188

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ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

**WHEREAS** immoveable property bearing Municipal No.122, (Old no.86-G), Situated at Magadi Road, Gopalpura, Bengaluru, currently within the municipal jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, measuring East to West 14-00 feet, North to South 17 ½ Feet, totally measuring 245-00 Square feet, which property is more fully described in the Schedule to this Deed and herein after referred to as **"SCHEDULE 'A' PROPERTY"**, is owned by the DONOR. The DONOR had purchased the Schedule 'A' Property from its previous owner by virtue of registered sale deed dated 28/11/1994, which document is registered as No.2638/94-95, Book-I, Volume No.4110, Pages 80-86, dated.02.03.1995, registered in the office of the Sub-registrar, Gandhinagar, Bangalore.

**WHEREAS** immoveable property bearing No.123 (by mistake shown as No.123/1 in the sale deed), Situated at Magadi Road, Gopalpura, Bangalore, currently within the municipal jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, measuring East to West 19 Feet, North to South 45 Feet, excluding North Eastern portion measuring North to South 28 feet and East to West 2 feet out of aforesaid measurement which is encroached, available balance of 799 square feet, which property is more fully described in the Schedule to this Deed and herein after referred to as **"SCHEDULE 'B' PROPERTY"**, and another portion of property bearing No.123, (by mistake shown as No.123/1 in the sale deed) situated at Magadi Road, Gopalpura, Bangalore, currently within municipal jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, measuring

*[Signature]*

S.P.USHNPA BAI



Print Date & Time : 10-04-2018 03:55:45 PM

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.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ:.....188

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ಗಾಂಧಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-04-2018 ರಂದು 02:21:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	385.00
	ಒಟ್ಟು :	1385.00

ಶ್ರೀಮತಿ Smt. Pushpa Bai W/o Late. Sampathraj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Smt. Pushpa Bai W/o Late. Sampathraj			S.pushpa bai

ಶ್ರೀಮತಿ  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Smt. Pushpa Bai W/o Late. Sampathraj . (ಬರೆಸಿಕೊಂಡವರು)			S.pushpa bai
2	Dr. Sunil S Bohra S/o Late. Sampathraj .C . (ಬರೆದುಕೊಡುವವರು)			Sunil

ಶ್ರೀಮತಿ  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.



.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ:.....188

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East to West 5 Feet, North to South 18 Feet, totally measuring 90 Square feet, which property is more fully described in the Schedule to this Deed and herein after referred to as **"SCHEDULE 'C' PROPERTY"**, are owned by the DONOR herein, who in turn had purchased these properties from its previous owner under a registered sale deed 21/01/1995, registered as document No.3266/94-95, Book-I, Volume No.4135, Pages 102-108, dated.03.06.1995, registered in the office of the Sub-registrar, Gandhinagar, Bengaluru.

**WHEREAS** subsequent to purchase of the Schedule Properties, the DONOR has got his name entered in the municipal records of Bruhath Bengaluru Mahanagara Palike and currently the Katha stands in the name of the DONOR and he has paid upto date Tax and is enjoying the same as its absolute owner thereof without let or hindrance by exercising his right of ownership over the same. The Katha of Schedule B and C Properties are made in one municipal No.123 and single katha is made with PID No.25-53-123 as per the order passed in DA/W-96/KTR/56/13-14. All the Schedule A, B and C properties are situated next to each other and forms one single block. Out of the same, a portion of land was acquired by the Bangalore Metro Rail Corporation Limited ('BMRCL' for short) from out of Schedule A and C Properties on the Southern side and as such, total available land in Schedule A, B and C is detailed in the respective schedule.

**WHEREAS** the DONEE is the mother of DONOR. On account of the love and affection DONOR has towards the DONEE, the DONOR has decided to gift the entire Schedule 'A', 'B' and 'C'

*[Signature]*

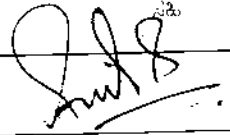
S.Pushpa bai

6ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ:.....188




ಗುರುತಿಸುವವರು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	
1	Anil S Bohra No. 23/27, 4th Cross, Magadi Road, Bangalore-23	
2	Suresh T L No. 19, 1st Floor, Madhavanagar, Bangalore	Suresh. T.L.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ GAN-1-00188-2018-19 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ GAND307 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 10-04-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ   ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಗಾಂಧಿನಗರ)
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ವ್ಯ. ದ. ಪ. ಸರ್ವೋಚ್ಚ  
ಸಬ್-ರಿಜಿಸ್ಟ್ರಾರ್  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು



ನೀನು ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 188

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Properties to the DONEE. Hence this deed of gift executed as under:

NOW THIS INDENTURE WITNESSETH AS UNDER

1. That in pursuance of the said intention and in consideration of LOVE AND AFFECTION which the DONOR has for the DONEE, the DONOR out of his free will and pleasure and in full control of his senses do hereby relinquish, give up by way of gift his entire right title and interest he has over the SCHEDULE 'A', 'B' AND 'C' PROPERTIES and hereby convey, grant and transfer absolutely her entire right, title and share in the SCHEDULE 'A', 'B' AND 'C' PROPERTIES and all the estate, right, title, interest, claims and demands of the DONOR out of and upon the SCHEDULE 'A', 'B' AND 'C' PROPERTIES and every part thereof in favour of the DONEE TO HAVE AND TO HOLD the same free from all encumbrances without any interruption or disturbance by the DONOR or any persons claiming through or for him.

2. The DONOR does hereby covenant with the DONEE that he has in himself good rightful power and absolute authority to give, grant, convey and dispose of the SCHEDULE 'A', 'B' AND 'C' PROPERTIES in the manner aforesaid since the same is his absolute property. The DONEE shall and may from time to time and at all times hereafter peaceably to hold, possess and enjoy entire SCHEDULE 'A', 'B' AND 'C' PROPERTIES, getting the revenue entries of the same transferred to her name, pay taxes in respect of the same to the concerned authority and enjoy the

*[Signature]*

S. Pushpa bai



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same as its absolute owner, including the right to sell, gift, mortgage, encumber the said properties as she wishes without interruption and claims by the DONOR or by any person or persons claiming from, under or in trust for him.

3. The DONOR does covenant that he will at all times hereinafter execute every such lawful deed, assurances and things as shall or may be reasonably required for further and more perfectly assuring the SCHEDULE 'A', 'B' AND 'C' PROPERTIES which is hereby gifted and conveyed unto the DONEE and every part thereof and for confirming the SCHEDULE 'A', 'B' AND 'C' PROPERTIES to the term intent and meaning of these presents.

4. The DONOR has put the DONEE in the exclusive possession of the SCHEDULE 'A', 'B' AND 'C' PROPERTIES and further confirms that the entire original documents of title pertaining to the said properties are handed over to the custody of the DONEE.

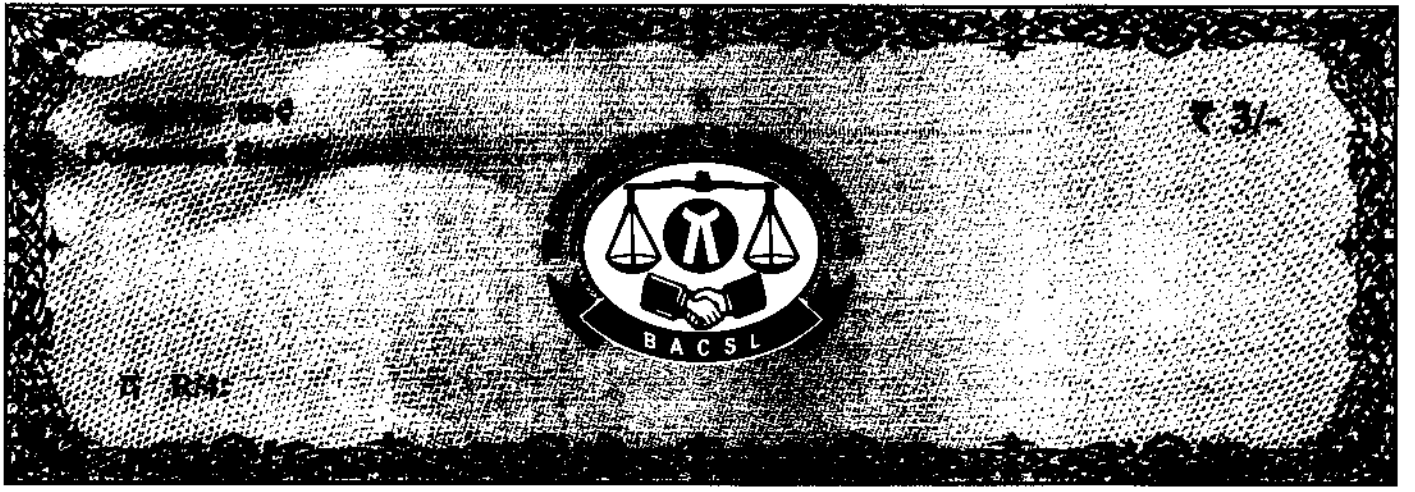
5. The DONOR hereby represents to the DONEE that there are no encumbrances whatsoever over the SCHEDULE 'A', 'B' AND 'C' PROPERTIES and that there are no orders of attachment, orders prohibiting, restricting, restraining the conveyance made herein in favour of the DONEE.

6. The DONOR hereby covenants that he has not entered into any agreement/s of sale with any other/s for the conveyance of

*[Signature]*

S. Pushpabai





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the SCHEDULE 'A', 'B' AND 'C' PROPERTIES herein before and that no such agreement/s exist or subsist.

7. The DONOR hereby represents and assures the DONEE that he has not subjected the SCHEDULE 'A', 'B' AND 'C' PROPERTIES to any encumbrances, peril whatsoever.

8. The DONEE as a token of her acceptance of the gift made in her favour has signed this Deed of Gift in the presence of the witnesses attesting hereunder.

#### **SCHEDULE 'A' PROPERTY**

All that piece and parcel of vacant immoveable property bearing No.122, (Old no.86-G), Situated at Magadi Road, Gopalpura, Bangalore, currently situated within the municipal jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, PID No.25-53-122, Measuring East to West 14-00 feet, North to South 17 ½ Feet, totally measuring 245 Square feet and excluding 72 square feet of land on the Southern side acquired by BMRCL and available balance area measuring 173 square feet and bounded on;

<b>EAST BY</b>	:	Property No.123 (Schedule C Property)
<b>WEST BY</b>	:	Property No.121 belonging to Donee.
<b>NORTH BY</b>	:	Property No.123 (Schedule B Property)
<b>SOUTH BY</b>	:	Magdi Road.

*Signature*

S.Pushpa Bai



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### **SCHEDULE 'B' PROPERTY**

All that piece and parcel of vacant immoveable property bearing No.123, situated at Magadi Road, Gopalpura, Bangalore, currently within the municipal Jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, PID No.25-53-123, Measuring East to West 19 Feet, North to South 45 Feet, totally measuring 855 Square feet, out of which, North to South 28 feet and East to West 2 feet in all measuring 56 square feet of land towards North East corner being encroached and available land is 779 square feet and bounded on;

**EAST BY** : Property of Nagappa Ithal.  
**WEST BY** : Property No.123/1 belonging to Donee.  
**NORTH BY** : Property of Yunus Khan  
**SOUTH BY** : Property No.122 (Schedule A) and Schedule C Property.

### **SCHEDULE 'C' PROPERTY**

All that piece and parcel of vacant immoveable property bearing No.123, situated at Magadi Road, Gopalpura, Bangalore, currently within the municipal Jurisdiction of Bruhath Bengaluru Mahanagara Palike, Ward No.96, PID No.25-53-123, Measuring East to West 5 Feet, North to South 18-00 Feet, totally measuring 90-00 Square feet, excluding 30 square feet of land on the Southern side acquired by BMRCL and available balance area measuring 60 square feet and bounded on;

*Swati*

S.Pushpabai



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**EAST BY** : Property of Nagappa Ithal.  
**WEST BY** : Property No.122 (Schedule A Property)  
**NORTH BY** : Property Schedule B Property  
**SOUTH BY** : Magadi main Road

In Witness Whereof the **DONOR** and **DONEE** have set their hands and Signatures on the day, month and year first above written.

**WITNESSES:**

1. Sunil S

(ANIL S BOHRA)

NO.23/27, 4<sup>th</sup> CROSS,  
MAGADI ROAD, BURE-23

Sunil S  
(SUNIL S)  
DONOR

2. Suvarth-J.L  
NO.19, 1<sup>st</sup> floor  
Yamunabai Road  
Madhavanagar  
Bangalore-01

S.Pushpabai  
(PUSHPA BAI)  
DONEE

**DRAFTED BY:** Rajendra S  
RAJENDRA S  
ADVOCATE  
No-19, 1<sup>st</sup> Floor,  
1<sup>st</sup> CROSS, Madhavanagar  
B'lore