GIFT DEED

This Gift Deed of the scheduled mentioned property executed this 10th day of February, Two Thousand & Twenty Two (10-02-2022) by:

**Mrs. USHA B MASUR (PAN NO. ANPPM6561Q) (AADHAAR NO. 7140 9267 0151)** aged about 84 years, W/o. BinduMadhav Narasimha Masur, Presently residing at No. 751, Bogadi 2nd Stage (North), Behind Regional College, Mysore-570026. hereinafter referred to as the **‘DONOR’** (which expression unless repugnant to the context shall mean and includes her heirs, assigns, successors and representatives in interest).

# In favour of my DAUGHTER

### Smt. NANDINI MUTTUR (AADHAAR NO. 4682 8385 3760) aged about 58 years, W/o. Sri. Ramesh Muttur, residing at No. 751, Bogadi 2nd Stage (North), Behind Regional College, Mysore-570026. hereinafter referred to as the ‘DONEE’ (which expression unless repugnant to the context shall mean and includes his heirs, assigns, successors and representatives in interest).

Whereas the Donor is the absolute owner and in possession of the **Site bearing No. 99, A Block, ‘H.V RAJEEVA TOWNSHIP’** Measuring **East to West : 12.00 Mtrs., North to South : 9.00 Mtrs in all measuring 108.00 Sq.Mtrs.**, carved out of residential converted land bearing Sy Nos. 93/3, 93/2A, 101/4 & 138/2B and others totally measuring 95 Acres 05 Guntassituated at **DHANAGALLI VILLAGE,** Jayapura Hobli, Mysore Taluk, formed and developed by JNANAGANGA House building Co-Operative Society (R), Mysore morefully described in the schedule hereunder written and hereinafter called the “schedule property”. The Donor holds marketable title & possession of the schedule property.

Whereas, the scheduled property was allotted in favour of Smt. Usha B Masur by the society on 26-02-2017, and she has remitted the amount to the society and obtained Title Deed (Sale Deed) from the society on 28-01-2021 and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-10603/2020-21** of Book-I stored at C.D.No. **MYWD633** and the khata was transferred in favour of Smt. Usha B Masur by Mysore Urban Development Authority Mysore on **18-03-2021** vide No. **ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-NEW-40743/20-21**. Ana the society has issued a No Objection Certificate in favour of Donor on 08-02-2022.

The Donor has paid upto date site tax to the concerned authority and enjoying the same without any obstructions or interference from any other persons. Donor has got absolute right to dispose, gift and alienate the schedule mentioned property in any manner.

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

1. The DONOR is the absolute owner having full right, title and interest in the schedule property and the DONOR is entitled to dispose of the schedule property in any manner he may choose.
2. The DONOR desires to alienate the schedule property to the DONEE as gift without any monitory consideration and in consideration of natural love and affection as hereinafter mentioned.
3. The DONEE is the Daughter of the DONOR.
4. The DONEE has agreed to accept the gift as it is evidenced by executing these presents.

NOW THIS DEED WITNESSETH AS UNDER:

* The DONOR has hereby delivered possession of the schedule mentioned property to the Donee and she shall enter into possession of the scheduled property and enjoy the same without any interruption or disturbance by the Donor or any person claiming through or under her without any lawful disturbance or interruption by any other person whomsoever.
* The Donor will, at her cost, execute and do every such assurance or thing necessary for further and more perfectly assuring the gift property to the Donee, her heirs, or assigns, as may reasonably be required.
* The Donor hereby declares and assures the Donee that the Donor is the absolute owner of the scheduled property and she has a subsisting and marketable title thereto and that the scheduled property is free from all encumbrances, liens, attachments and claims of every kind.
* The Donor hereby assures and declares that incase the scheduled property is found to be subject to any encumbrances, liens, attachments and claims of any kind contrary to the aforesaid assurances, the same shall be duly cleared by the Donor, so that the Donee shall get Title free from all such encumbrances and claims.
* The Donee is entitled to enjoy the schedule property hereinafter by way of sale, mortgage, lease, gift etc., and shall enjoy all the available resources like water, minerals, etc., and enjoy the benefits accrued in the schedule property.
* The Donor hereby declares that she has no objection regarding the transfer of khata in favour of Donee in concerned authorities with her own cost.
* The Donor has no objection regarding the development of the property or to raise loans or advances from any Nationalized banks, Private banks, Schedule banks or any other Financial Institutions and to repay the same and against the said gift.

The expression ‘DONOR’ and ‘DONEE’ hereinafter used includes their respective heirs, legal representatives, successors and assigns.

## SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF THE residential property bearing **Site bearing No. 99, A Block, ‘H.V RAJEEVA TOWNSHIP’** Measuring **East to West : 12.00 Mtrs., North to South : 9.00 Mtrs in all measuring 108.00 Sq.Mtrs.**, carved out of residential converted land bearing Sy Nos. 93/3, 93/2A, 101/4 & 138/2B and others totally measuring 95 Acres 05 Guntassituated at **DHANAGALLI VILLAGE,** Jayapura Hobli, Mysore Taluk, formed and developed by JNANAGANGA House building Co-Operative Society (R), Mysoreand bounded on:-

East : By 9.00 Mtrs Road,

West : By Site No. 122 & 123,

North : By Site No. 98,

South : By Site No. 100

Measuring **East to West : 12.00 Mtrs., North to South : 9.00 Mtrs in all measuring 108.00 Sq.Mtrs.**,

**In witness whereof**, the Donor and the Donee have affixed their signatures to the Gift Deed at Mysore city, on the day, month and the year first above written.

**WITNESSES:-**

**1)**

**DONOR**

**2)**

# DONEE

# (Gift accepted)