GIFT DEED

This Gift Deed of the scheduled mentioned property executed this 16th day of May, Two Thousand & Twenty Two (16-05-2022) by:

**SRI.M.CHANDRASHEKARAIAH (AADHAAR NO. 2172 4401 7237)** aged about 71 years, S/o. Sri.Malaiah, residing at No. 755, 10th Main C Block, Vijayanagar 3rd Stage, Mysore-570017. 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 son

### SRI.VINOD.C, (AADHAAR NO. 4661 2341 3128) aged about 44 years, S/o. Sri.Chandrashekaraiah.M, residing at No. 00, Aralimarada Beedi, Doddinduvadi Grama Kollegal Taluk, Chamarajnagar-571443. 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. 513,** carved out of the residentially converted lands bearing Sy.No’s. 6/1, 9/1, 10/2, 11, 12, 16, 17/2, 18/1, 18/3, 19, 46/1, 47/1, 47/4, 48/1, 48/2A, 48/2B, 51, 54/1, 54/3, 55/2, 56/1, 56/2, 57, 58/2, 61/1, 61/2, 80, 81/1, 91, 93/1, 275, 276, 277, 290 and 310 in Huyilalu Village, Yelwala Hobli, Mysore Taluk measuring 67 Acres 3.5 Guntas and the layout known as **NITHYAANANDASAGARA LAYOUT PHASE-1,** measuring **East to West : (18.3+18.35)/2 Meters and North to South : (10.70+12.07)/2 Meters thus totally measuring 208.63 Sq.Meters** 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 purchased by the Donor and the Absolute Sale Deed got registered from M/s Ess and Ess Infrastructure Private Limited., represented by its Director Sri. Shreekaanth Daas reprtesented by his SPA Holder Sri. C.K.Narayana & Sri.Sathish.R, Sri.Sampath Kumar.G.R, Sri.Venkatesh.A.L, Sri.Nagaraj.G.R, Sri.Rajgopal.N,

Sri.Suresh.A.L, Sri.Subramanya.N, Sri.Jayakumar.M.V, Sri.Gopinath.M.V, Sri.Manjunath.B.S, Smt. Vanishree.S all are represented by their GPA Holder Sri. C.K.Narayana & Sri.Suryanarayana.S via sale deed on 16-08-2021 and that sale deed registered in office of the Sub-Registrar, Mysore West, Mysore as document No. MYW-1-03941-2021-22 of Book I stored at C.D. No. MYWD-761 And the vendor has got the khata of the Schedule Property at Mysore Urban Development Authority vide No. ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-NEW-45038/21-22 dated 12-10-2021 and the Vendor paid upto date site tax to the concerned authorities and kept the property free from all encumbrances. Now the vendor is in the actual physical possession of the property and the said property is self acquired property of the vendor. Thus the vendor is enjoying the same peacefully without litigations whatsoever.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 Son of the DONOR.
4. The DONEE has agreed to accept the gift as 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 he 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 his without any lawful disturbance or interruption by any other person whomsoever.
* The Donor will, at his cost, execute and do every such assurance or thing necessary for further and more perfectly assuring the gift property to the Donee, his 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 he has a subsisting and marketable title there to 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 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 he has no objection regarding the transfer of khata in favour of Donee in concerned authorities with his 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. 513,** carved out of the residentially converted lands bearing Sy.No’s. 6/1, 9/1, 10/2, 11, 12, 16, 17/2, 18/1, 18/3, 19, 46/1, 47/1, 47/4, 48/1, 48/2A, 48/2B, 51, 54/1, 54/3, 55/2, 56/1, 56/2, 57, 58/2, 61/1, 61/2, 80, 81/1, 91, 93/1, 275, 276, 277, 290 and 310 in Huyilalu Village, Yelwala Hobli, Mysore Taluk measuring 67 Acres 3.5 Guntas and the layout known as **NITHYAANANDASAGARA LAYOUT PHASE-1,** measuring **East to West : (18.3+18.35)/2 Meters and North to South : (10.70+12.07)/2 Meters thus totally measuring 208.63 Sq.Meters** and bounded on:-

East : 12 Mtrs Road

West : Site No.526

North : Site No.514

South : 9 Mtrs Road

Measuring **East to West : (18.3+18.35)/2 Meters and North to South : (10.70+12.07)/2 Meters thus totally measuring 208.63 Sq.Meters.**

**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)