GIFT DEED

This Gift Deed of the scheduled mentioned property executed this 12th day of April, Two Thousand & Twenty Two (12-04-2022) by:

**SRI. B.SURESH (PAN NO. ATZPB7580J, AADHAAR NO. 4036 6936 9795)** aged about 40 years, S/o. Late.Basava Kotaiah, residing at No. C-73, BRBNMPL, RBI Note Mudrana Nagar, Mysore-570003. 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 MOTHER

### SMT. BITRAGUNTA SAMRAJYAM (AADHAAR NO. 4812 6241 8798) aged about 60 years, W/o. Late.Basava Kotaiah, residing at No. 1-10-49, Cheruvu Vari Street, Nazar Peta, Tenali, Guntur, Andhra Pradesh-522201. 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. 52,** carved out of the residentially converted lands bearing Sy.No’s. 155/1, 156/1, 157/1, 157/2, 157/5 & 173 of Huyilalu Village, Ilwala Hobli, Mysore Taluk, Mysore District, measuring a total extent of **8 Acres 9 Guntas** and the layout known as **STAVYA LAYOUT,** measuring **East to West : 12.00 Meters and North to South : 9.00 Meters totally measuring 108.00 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 from 1st vendor M/S. ESS & ESS INFRASTRUCTURE PRIVATE LIMITED represented by its Director Sri. Shreekaanth Daas represented by his SPA Holder Sri.C.K.Narayana, and 2nd vendor M/S. SAHA DEVELOPERS AND PROMOTERS represented by its proprietor Sri. Shreekaanth Daas

represented by his SPA Holder Sri.C.K.Narayana, and 3rd vendor MYSORE IT PARK GRUHA NIRMANA SAHAKARA SANGHA NIYAMITHA represented by its authorized Signatory and President Sri. S.Raghavendra on 17-10-2020 via Absolute Sale Deed and the same has been registered in the office of the Sub-Registrar, Mysore West, Mysore as document No. **MYW-1-05914/2020-21** of Book-I stored at C.D.No. **MYWD561** and the khata was transferred in favour of Donor Sri.B.Suresh by Mysore Urban Development Authority Mysore on **26-11-2020** vide No. **ªÉÄÊ.£À.¥Áæ/SÁ.ªÀ-NEW-38000/20-21**.

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 Mother 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 her 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, 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 he 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 **Site bearing No. 52,** carved out of the residentially converted lands bearing Sy.No’s. 155/1, 156/1, 157/1, 157/2, 157/5 & 173 of Huyilalu Village, Ilwala Hobli, Mysore Taluk, Mysore District measuring a total extent of **8 Acres 9 Guntas** and the layout known as **STAVYA LAYOUT,** measuring **East to West : 12.00 Meters and North to South : 9.00 Meters totally measuring 108.00 Sq.Meters** and bounded on:-

East : Site No. 57

West : 9.00 Mtrs Road

North : Site No.51

South : Site No.53

Measuring **East to West : 12.00 Meters and North to South : 9.00 Meters totally measuring 108.00 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)