

BNG (U) YLNK /4698.....2015-2016 1-12

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BKE 4698/15-16.

GIFT DEED

THIS DEED OF Gift is made and executed on this 25th day of November, Two thousand Fifteen
(25 /11/ 2015)

BY:

M/s. PURAVANKARA INVESTMENTS

Formerly known as **PURAVANKARA CONSTRUCTIONS**, a proprietary concern of Mr. Ravi Puravankara, having his office at No. 130/1, Ulsoor Road, Bangalore – 560042 represented by his Power of Attorney holder, Mr. Ashish Puravankara (vide Power of Attorney dated 04.06.2012 registered as Document No. 70/2012-13 in Book IV at the Office of the Sub-Registrar, Halasoor) represented by his SPA holder Mr. R. Veerabhadraswamy


Hereinafter referred to as the "**DONOR**" (which expression shall, whatever the context so requires or admits, mean and include its successors-in-title and assigns); OF THE FIRST PARTY:

IN FAVOUR OF

M/s KARNATAKA POWER TRANSMISSION CORPORATION LIMITED, A Company (wholly owned by the Government of Karnataka) incorporated under the Companies Act, 1956, having its registered Office at Kaveri Bhavan, Bangalore represented by its Executive Engineer Sri. M. CHANNAVEERIAH, Major Works, North Division, KPTCL, Ananda Rao Circle, Bangalore.

Hereinafter called the "**DONEE**" (which expression wherever it so requires shall mean and include all its legal representatives, administrators, successors-in-interest and assigns etc.,) OF THE OTHER PARTY:

I. The Donor herein is the absolute owner and is in peaceful possession and enjoyment of the property bearing Sy. Nos.30, 31, 32, 33, 34 and 161 of Kadathanamale Village, Hesaraghatta Hobli, Bangalore North Taluk, Bangalore measuring in all about **41 Acres 9.75 Guntas** which is morefully described in the Schedule 'A' Property hereunder written and hereinafter referred to as "the Schedule 'A' Property" having acquired under different sale deeds executed by the respective land owners mentioned below, all registered before the Sub-Registrar of Yelahanka, Bangalore;


Executive Engineer (Elect.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

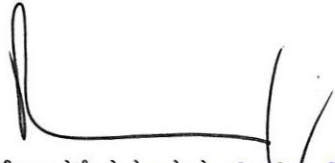
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Karnataka Power Transmission Corporation Limited Rep by its Executive Engineer
Sri. M Channaveeraiah (Major Works, North Division, KPTCL, Ananda Rao Circle,
Bangalore) , ಇವರು 696470.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	61630.00	DD No.876252, Dtd.23/11/2015, Drawn on HDFC Bank, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	628620.00	DD No.876251, Dtd.23/11/2015, Drawn on HDFC Bank, Bangalore.
ನೆಗದು ರೂಪ	6220.00	Paid by Cash
ಒಟ್ಟು :	696470.00	


ಸ್ಥಳ : ಯಲಹಾಂಕ

ದಿನಾಂಕ : 25/11/2015


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
(ಯಲಹಾಂಕ)
ಯಲಹಾಂಕ, ದಾವಣಗೆರೆ.

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1	Sale Deed dated 16.03.1995 registered as Document No.8754/94-95, Book-I, Volume 634, Pages 1-23 and with regard to Sy. No.30 measuring 4 Acres.
2	Sale Deed dated 16.03.1995 registered as Document No.8755/94-95, Book-I, Volume 634, Pages 24-45 with regard to Sy. No. 30 measuring 3 Acres 24 ½ Guntas.
3	Sale Deed dated 16.03.1995, registered as Document No.8756/94-95, Book – I, Volume 634, Pages 46-66 with regard to Sy. No. 31 measuring 3 Acre.
4	Sale Deed dated 16.03.1995, registered as Document No.8757/94-95, Book – I, Volume 634, Pages 67-87 with regard to Sy. No. 31 measuring 3 Acre 25 ½ Guntas.
5	Sale Deed dated 16.03.1995 registered as Document No.8758/94-95, Book – I, Volume 634, Pages 88-108 with regard to Sy. No. 32 measuring 3 Acre.
6	Sale Deed dated 16.03.1995 registered as Document No.8759/94-95, Book – I, Volume 634, Pages 109-129, with regard to Sy. No. 32 measuring 3 Acres.
7	Sale Deed dated 16.03.1995 registered as Document No.8760/94-95, Book – I, Volume 634, Pages 130-150 with regard to Sy. No. 32 measuring 3 Acres 06 Guntas.
8	Sale Deed dated 16.03.1995 registered as Document No.8761/94-95, Book – I, Volume 634, Pages 151-171 with regard to Sy. No. 33 measuring 3 Acres.
9	Sale Deed dated 16.03.1995 registered as Document No.8762/94-95, Book – I, Volume 634, Pages 172-192, with regard to Sy. No. 33, measuring 3 Acres.
10	Sale Deed dated 16.03.1995 registered as Document No.8763/94-95, Book-I, Volume 634, Pages 193-213 with regard to Sy. No. 33 measuring 3 Acres 37 ¼ Guntas.
11	Sale Deed dated 16.03.1995 registered as Document No.8764/94-95, Book-I, Volume 634, Pages 214-234 with regard to Sy. No. 34 measuring 3 Acres.
12	Sale Deed dated 16.03.1995, registered as Document No.8765/94-95, Book-I, Volume 634, Pages 235-254 with regard to Sy. No. 34 measuring 3 Acres ½ Guntas.
13	Sale Deed dated 31-03-1995 registered as Document No.153/95-96, Book-I, Volume 634, Pages 255-266, with regard to survey number 161, measuring 2 Acres.


Executive Engineer (Elect.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9



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Print Date & Time : 25-11-2015 11:47:21 AM

ಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4698

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ಉಲಹಾಂಕ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-11-2015 ರಂದು 11:24:07 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	123265.00
2	ಸ್ಯಾನ್ರಿಂಗ್ ಫೀ	420.00
3	ಇತರೆ	60.00
	ಒಟ್ಟು :	123745.00

ಶ್ರೀ M/s. Karnataka Power Transmission Corporation Limited Rep by its Executive Engineer Sri. M Channaveeraiah (Major Works, North Division, KPTCL, Ananda Rao Circle, Bangalore) ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Karnataka Power Transmission Corporation Limited Rep by its Executive Engineer Sri. M Channaveeraiah (Major Works, North Division, KPTCL, Ananda Rao Circle, Bangalore)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.
ಮುಖ್ಯದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ. (ರೂಪಾಯಿ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. Karnataka Power Transmission Corporation Limited Rep by its Executive Engineer Sri. M Channaveeraiah (Major Works, North Division, KPTCL, Ananda Rao Circle, Bangalore) (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s. Puravankara Investments Formerly Known as Puravanakara Constructions a Proprietary Concern of Mr. Ravi Puravankara Rep by his POA Holder Mr. Ashish Puravankara Rep by his SPA Holder Mr. R. Veerabhadraswamy (ಬರೆದುಕೊಂಡವರು)			


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.

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- I. The Donor and Provident Housing Limited, who is a developer of the project, have approached the Donee and made an application for supply of 19800KVA permanent electricity to its project being developed in Schedule A Property on HT/LT basis and the Donee has agreed to supply the required electricity subject to a condition that a suitable plot of land in the Schedule Property should be made available to the Donee for the purpose of setting up there on an electrical sub-station by the Donor which will cater to the electricity requirement of the Donor for its project called Provident Welworthcity being developed by Provident Housing Limited in the Schedule Property.
- II. In view of the above, the Donor herein has agreed to fulfil the aforesaid condition and has now come forward to gift by way of this Deed of Gift, the portion of the land measuring to an extent of 2082.0 Sq. Mtrs. [22410.65 Sq ft] which is carved out of Schedule A Property, morefully described in Schedule B; hereunder written and hereinafter also referred as Schedule 'B' Property, in favour of M/s Karnataka Power Transmission Corporation Limited (KPTCL) i.e. the Donee herein on the terms and conditions hereinafter contained.
- III. Whereas the Donee has requested the Donor to gift and transfer their rights, title and interest in the Schedule B Property in favour of the Donee such that the Schedule B Property belong absolutely to the Donee.
- IV. Whereas the Donor is therefore executing this Gift Deed in favour of the Donee for transferring all their title and interest in the Schedule B Property in favour of the Donee.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:

In pursuance of foregoing the Donor herein do hereby acquits the Donee from payment any consideration and in pursuance of which the Donor do hereby grant, convey, transfer, assign and assure UNTO AND TO THE USE of the said Donee all its right, title, interest, ownership and other rights in the Schedule 'B' Property, free from all encumbrances, together with all the rights of way, easements of necessity, whatsoever pertaining to or belonging to the Schedule 'B' Property, unto and in favour of the Donee, who shall hold, possess, use and enjoy all the right, title and interest, belonging thereto TO HAVE AND TO HOLD the Schedule 'B' Property and every part thereof TO AND UNTO THE Donee absolutely and forever.


Executive Engineer (Elect.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9





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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	T Vijayendra Executive Engineer (Civil) O/o. the CEE (Tr.), KPTCL, A R Circle, Bangalore 560 009	T. Vijayendra
2	Goutham No.759, 764, J P Nagar, 2nd Phase, 8th Main, Bangalore	Goutham

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ YAN-1-04698-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ YAND613 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 25-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಯಲಹಂಕ) ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಯಲಹಂಕ, ಬೆಂಗಳೂರು.</p> <p>25/11/15</p>	
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1. The Donor herein has this day delivered and put the Donee in actual physical possession of Schedule B Property along with sub-station. The Donee shall hereafter hold and possess the Schedule 'B' Property as absolute owner and it shall be lawful for the Donee at all times to possess and occupy the Schedule 'B' Property hereby conveyed and Gifted with all its appurtenances together with all the rights for its benefit without any interference from the Donor herein and its predecessor-in-title.
2. The Donee shall hereafter discharge all the outgoings in respect of the Schedule B Property as its absolute owner.
3. The Donor herein covenants with the Donee herein as follows;
 - i. That he is the sole and absolute owner of the Schedule 'A' Property and no person herein has any manner of right, title or interest in the Schedule 'B' Property.
 - ii. The ever since the Donor has acquired title to the Schedule 'A' Property in the manner set out in the recitals to this Gift Deed has been in sole, peaceful and in uninterrupted possession of the same.
 - iii. The title of the Donor to the Schedule 'B' Property hereby gifted is good, marketable and subsisting and that the Donor has power to gift the same.
 - iv. The Schedule 'B' Property hereby gifted is not subject to any court proceedings, attachments, minor or maintenance claims or acquisition proceedings and are absolutely free from all encumbrances. There is no impediment to gift the Schedule 'B' Property either under any central enactment or state enactment or any other law.
 - v. The taxes and all other public charges payable in respect of the Schedule 'B' Property hereby gifted has been paid fully up-to-date. If the government or any other public authority with retrospective effective levies any taxes and public charges, they shall be borne and paid by the Donor.
 - vi. The Donor hereby agrees to keep the Donee at all times fully indemnified and harmless against any loss or liability, action or proceedings costs or claims which may arise against the Donee or the Schedule 'B' Property hereby gifted by reasons of any defect in or want of title on the part of the Donor or his predecessors-in-title.


Executive Engineer (Elec.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9

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- vii. The Donor undertakes to guarantee of the equipment's installed for a period of twelve months from the date of servicing the installation for the materials used in the work as well as quality of work executed.
- viii. The Schedule 'B' Property is free from all encumbrances of any kind whatsoever including claims and charges, or attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Wealth Tax authorities and any other statutory/non-statutory authorities.
4. The Donee by virtue of the Gift made by the Donor shall be entitled to own, possess and hold the Schedule B Property as its absolute owner without any claim/hindrance from the Donor. However the purpose of the Gift is to enable to put up there on an electric substation to cater the electricity requirement of Donor, i.e. for the development of their project called "Provident Welworthcity". However, the Donee is entitled to cater the excess electricity to other individuals after meeting the requirement of the Donor.
5. The Donee hereby declare and confirm that the Donee is a Limited Company wholly owned and held by the Government of Karnataka.
6. The Donor declares and undertakes to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Donee for morefully and perfectly assuring the title of the Donee to the Schedule 'B' Property
7. The Stamp Duty and registration charges in respect of the execution and registration of this Gift Deed are borne and paid by the Donor herein.



Executive Engineer (Elec.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9



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SCHEDULE - 'A'

All that piece and parcel of residentially converted lands bearing Survey Nos.31, 32, 33, 34 and 161, of Kadathanamale Village, Hesaraghatta Hobli, Bangalore North Taluk measuring in all about **41 Acres 9.75 Guntas** delineated in RED colour in the plan annexed hereto at Annexure – I and bounded as follows:

ON THE EAST: Land in Survey No.160, Doddaballapur Road, Land in Survey Nos.162, 163,

164, 40 and 41;

WEST: Land in Survey Nos.41, 29, 30/7 (P), 31/4(P), 31/3(P), 31/2(P), 31/1(P),

34/2(P), 34/1(P);

NORTH: Land in Survey Nos. 37, 38 and 160:

SOUTH: Land in Survey No.41 and 29;

SCHEDULE - 'B'

All that piece and parcel of the Schedule B Property delineated in Blue Colour in the sketch attached as Annexure – II, in all measuring 2082 Sq. Mtrs. [22410.65 Sq ft] forming part of Schedule A Property situated in Sy. Nos. 31, 32, 33, 34 and 161 of Kadathanamale Village, Hesaraghatta Hobli, Bangalore North Taluk and bounded as follows.

ON THE EAST: Land in Sy. No.160 and remaining portion of the land in project and approach road to the property;

WEST: Remaining portion of the land in the project;

NORTH: Land in Sy.-No. 38 of Kadathanamale Village;

SOUTH: Remaining portion of the land in the project;



Executive Engineer (Elec.)
Bangalore Major Works North Division
KPTCL, Anand Rao Circle, Bangalore-9



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IN WITNESS WHEREOF the DONOR has executed this DEED OF GIFT in the presence of the Witnesses attesting hereunder:

WITNESSES:

1. J. Vijayashankar

Executive Engineer (Civil)
O/o. the CEE (Tr.)
KPTCL, A. R. Circle,
Bangalore - 560 000

2. Chuthaul

No. 759 - 764, J.P. Nagar
2nd phase, 8th main
Bangalore - 78.



DONOR



Executive Engineer (Elec.)
Bangalore Major Works North Division
KPTCL, Anandrao Circle, Bangalore-9

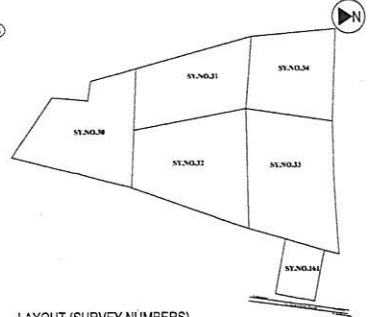
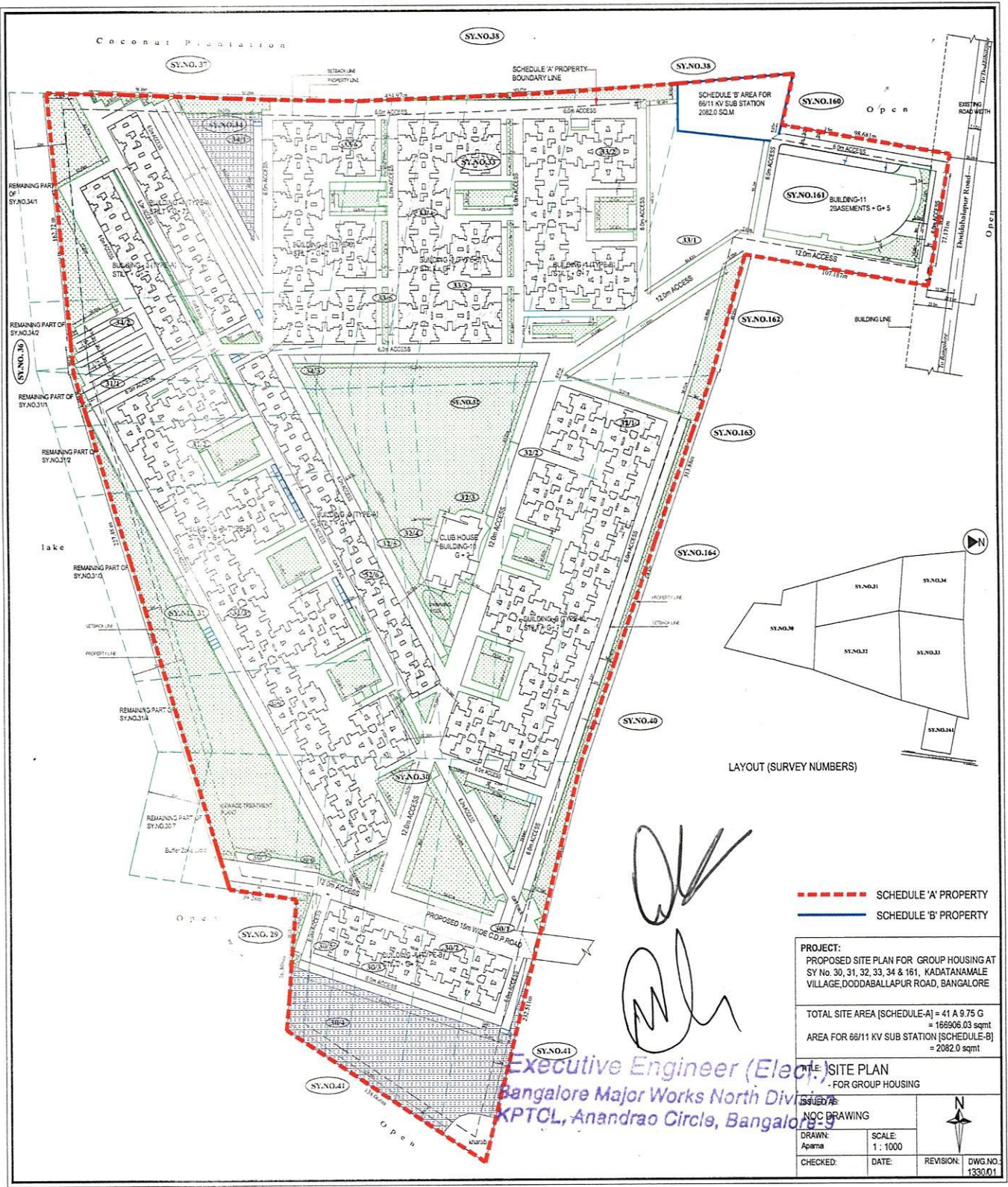
Drawn by:

Poojamma.nc

Advocate
#130/1, Ulsoor Road,
Bangalore - 560042

BNG (U) YLNK / 4698 2015-2016 11-12

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LAYOUT (SURVEY NUMBERS)

--- SCHEDULE 'A' PROPERTY
--- SCHEDULE 'B' PROPERTY

PROJECT:
PROPOSED SITE PLAN FOR GROUP HOUSING AT
SY No. 30, 31, 32, 33, 34 & 161, KADATANAMALE
VILLAGE, DODDABALLAPUR ROAD, BANGALORE

TOTAL SITE AREA [SCHEDULE-A] = 41 A 9.75 G
= 166906.03 sqmt
AREA FOR 66/11 KV SUB STATION [SCHEDULE-B]
= 2082.0 sqmt

TITLE: SITE PLAN
FOR GROUP HOUSING

ISSUED AS:
NOC DRAWING

DRAWN:
Aparna
CHECKED:

SCALE:
1 : 1000
DATE:

REVISION:
DWG. NO.
1380/01



Executive Engineer (Elect.)
Bangalore Major Works North Division
KPTCL, Anand Rao Circle, Bangalore-9



Executive Engineer (Elec.)
Bangalore Major Works North Division
KPTCL, Anand Rao Circle, Bangalore-9