

ಈ ದಸ್ತಾವೇಜು... 8... ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
...ನೀ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3374/2015-16 ಬುಕ್...

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

GIFT DEED

THIS DEED OF GIFT is made and executed on this the Second day of September, Two Thousand and Fifteen (02-09-2015), at Bangalore;

BY:

Smt. SHOBHA SHIVAKUMAR
W/o Sri. H B Shivakumar
Aged about 58 years
Residing at No. 32, "Tarangini"
2nd Cross, New K R Road
7th Block West Jayanagar
Bangalore - 560 082.
PAN: ABJPS1719A

HEREINAFTER referred to as the **OWNER / DONOR** of the **FIRST PART** (which expression shall whenever the context requires and admits, mean and include her heirs, legal representatives, successors in interest, administrators, executors, assigns etc.);

AND IN FAVOUR OF:

Sri. H B SHIVAKUMAR
S/o Late H C Basavaraju
Aged about 63 years
No. 41/1, Bull Temple Road
Basavanagudi
Bangalore - 560 004.
PAN: AFXPS6981C

HEREINAFTER referred to as the **DONEE** of the **SECOND PART** (which expression shall whenever the context requires and admits, mean and include his heirs, legal representatives, successors in interest, administrators, executors, assigns etc.);

Shobha Shivakumar

HBSK



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಹೆಚ್. ಬಿ. ತಿವಕುಮಾರ್ ಬಿನ್ ಲೇ.ಹೆಚ್. ಸಿ. ಬಸವರಾಜು , ಇವರು 1150.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1150.00	Paid in Cash
ಒಟ್ಟು :	1150.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 02/09/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ,
ಹಳಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

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3ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕ್.....
E

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:-

WHEREAS the First Party herein is the sole and absolute owner in lawful possession and peaceful enjoyment of all that piece and parcel of the residentially converted land (vide Conversion Order No. BDS.ALN:SR(S):464/2003-2004, dt. 11/03/2004, issued by Special Deputy Commissioner, Bangalore District) bearing Khatha No. 1643 (Sy. No. 151/2), Property No. 150200300100321899 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 3439.83 Sq. Mtrs. (34 Guntas), which is morefully described in the Schedule herein and hereinafter referred to as the "Schedule Property", having acquired the same under Sale Deed dt. 27/09/2001, registered on 09/10/2001 vide Doc. No. 8473/2001-02, Book I, C D No.72, in the Office of the Sub-Registrar, Kengeri, Bangalore;

WHEREAS the First Party had originally purchased agricultural land bearing Sy. No. 151/2 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 1 Acre 10 Guntas from Smt. Kamalamma, W/o Sri. Puttappa, under the above mentioned Sale Deed dt. 27/09/2001. Pursuant to the acquisition of the same, the First Party had submitted an application to the jurisdictional Revenue Authorities for mutation of the property and that the name of the First Party has been mutated under M.R. No.41/2001-02;

WHEREAS the First Party has got the said property bearing Sy. No. 151/2, measuring 34 Guntas (3439.83 Sq. Mtrs.) converted for non-agricultural / residential purposes by the Special Deputy Commissioner, Bangalore District vide Official Memorandum No. BDS.ALN:SR(S):464/2003-2004, dt. 11/03/2004. The same has been mutated under M.R. No.291/2004-05;

WHEREAS the First Party has obtained Residential Single Site Plan for the "Schedule Property" measuring 34 Guntas (3439.83 Sq. Mtrs.) from the Kanakapura Planning Authority vide Approval Letter No. KPA/LAO/04/2015-16/284, dt. 21/07/2015;

WHEREAS the Office of the Village Panchayat, Kaggalipura has issued Form 9 and Form 11 (Panchayati Raj Khatha) for the "Schedule Property" confirming that the Khatha of the "Schedule Property" measuring 3439.83 Sq. Mtrs. (34 Guntas) stands in the name of the First Party herein, i.e., Smt. Shobha Shivakumar and the Schedule Property bearing Sy. No. 151/2 has been assigned with Khatha No. 1643, Property No. 150200300100321899 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore. The First Party has paid upto date taxes in respect of the Schedule Property;

Shobha Shivakumar

HBSU



Print Date & Time : 02-09-2015 02:47:30 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3374

4ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3374 /2015-16 ಬುಕ್

ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕೆಚ್‌ಕಿಯಲ್ಲಿ ದಿನಾಂಕ 02-09-2015 ರಂದು 12:23:08 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	280.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	820.00

ಶ್ರೀ ಹೆಚ್. ಬಿ. ಶಿವಕುಮಾರ್ ಬಿನ್ ಲೇ.ಹೆಚ್. ಸಿ. ಬಸವರಾಜು ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಹೆಚ್. ಬಿ. ಶಿವಕುಮಾರ್ ಬಿನ್ ಲೇ.ಹೆಚ್. ಸಿ. ಬಸವರಾಜು			HBSLK

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಹೆಚ್. ಬಿ. ಶಿವಕುಮಾರ್ ಬಿನ್ ಲೇ. ಹೆಚ್. ಸಿ. ಬಸವರಾಜು , (ಬರೆದುಕೊಂಡವರು)			HBSLK
2	ಶೋಭಾ ಶಿವಕುಮಾರ್ , (ಬರೆದುಕೊಂಡವರು)			Shobha Shivakumar

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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5ನೇ ಫುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬರ್ಸು

WHEREAS the DONEE herein being husband of the OWNER / DONOR, so with the natural love and affection towards her husband offers to give the Gift of the "Schedule Property" bearing Khatha No. 1643 (Sy. No. 151/2), Property No. 150200300100321899 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 3439.83 Sq. Mtrs. (34 Guntas) to the DONEE herein for without sale consideration and free from all encumbrances;

WHEREAS the DONEE herein has accepted the Gift of the "Schedule Property" from the OWNER / DONOR free from all encumbrances;

NOW THIS DEED OF GIFT WITNESSETH THE FOLLOWING:

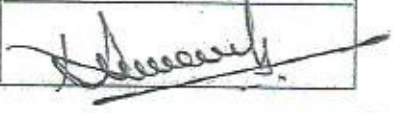
1. That in pursuance of this Gift Deed, the OWNER / DONOR has herein given Gift of the "Schedule Property" to the DONEE without taking any consideration and the DONEE hereby accepts the same and DONOR hereby transfers all the rights, title and interests over the "Schedule Property" in favour of the DONEE herein;
2. That the DONOR herein by these presents hereby Gifts, transfers, grant, assign the "Schedule Property" in favour of the DONEE herein TO HAVE, TO HOLD and TO ENJOY the "Schedule Property" and every part thereof hereby granted, conveyed and transferred unto and to the use of the DONEE forever as its absolute owner thereof;
3. That the DONOR have put the DONEE in vacant possession of the "Schedule Property" free from all encumbrances and the DONEE hereby acknowledges to have taken possession of the "Schedule Property";
4. That the DONOR has handed over original documents pertaining to the "Schedule Property" to the DONEE and the DONEE has accepted the same;
5. That the DONOR assures the DONEE that she is the absolute owner of "Schedule Property" and no other persons other than her have got any right, title or interest whatsoever over the "Schedule Property", it is her self-acquired property and she has got good right and absolute authority and indefeasible title to the "Schedule Property", to grant, gift, convey, transfer, assign and assure UNTO the use of DONEE in the manner aforesaid according to the true intent and meaning of these presents;
6. That the DONOR assures the DONEE that the "Schedule Property" is free from all encumbrances, mortgages, liens, attachments, court decrees, leases and minor claims and the DONOR further assures the DONEE that she has not done any act or deed contrary to or inconsistent with her absolute right to deal with the "Schedule Property";

Shobha Shivakumar

HBSK

ಗುರುತಿಸುವವರು

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6ನೇ ಪುಟ ದೃಷ್ಟಾವೇಷ ಸಂಖ್ಯೆ...../2015-16 ಬುಕ್. 1

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Akhil. S No. 41/1, Bull Temple Road, Basavanagudi, Bangalore	
2	Umesh K.N. No. 36, 1st Main, 2nd Cross, R.R. Nagar, Bangalore.	

ಓರಿಸ್ಸಾ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದೃಷ್ಟಾವೇಷ ಸಂಖ್ಯೆ BSG-1-03374-2015-16 ಅಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ BSGD281 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 02-09-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬೆಂಗಳೂರು) ಓರಿಸ್ಸಾ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.	
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2ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬಿ.ಕೆ. 7

[Handwritten signature]

7. That the DONEE shall and may at all times hereafter peacefully and quietly use, possess, hold and enjoy the "Schedule Property" and all other benefit and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof without there being any claims or demands whatsoever from or by the DONOR or from anybody claiming through the DONOR;

8. That the DONOR hereby agrees and undertakes to fully indemnify the DONEE against any loss, damage, liability if any should arise to the DONEE in respect of the "Schedule Property" by reason of any defect in her title or for want of title or on account of any encumbrances created either by the DONOR or her pre-decessors in title;

9. That the DONOR hereby set the DONEE at liberty to get the Khatha of the "Schedule Property" transferred to his name and peacefully enjoy the "Schedule Property" as an absolute owner without any interruption and hindrance from whomsoever;

10. That the DONOR hereby transfers the right over the Residential Single Site Plan for the "Schedule Property" obtained from the Kanakapura Planning Authority vide Approval Letter No. KPA/LAO/04/2015-16/284, dt. 21/07/2015 to the DONEE. The DONOR sets the DONEE at liberty to obtain necessary permissions and approvals for construction of building/s in the "Schedule Property", sell/gift/rent/lease/mortgage the "Schedule Property" as a whole or in portions / units / flats / apartments / buildings constructed on the "Schedule Property";

11. That the DONOR has paid all the taxes payable in respect of "Schedule Property" upto date to the concerned authorities and the DONEE shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the "Schedule Property" by getting the requisite entries made in his name in the records maintained by the concerned authorities;

12. That the DONOR shall and will from time to time and at all times hereafter at the request and cost of the DONEE do or cause to be done all such acts, deeds, things, conveyances and assurances for further more perfectly assuring, granting conveying the title of the "Schedule Property" to the DONEE;

[Handwritten signature]

Shobha Shivanur

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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land (vide Conversion Order No. BDS.ALN:SR(S):464/2003-2004, dt. 11/03/2004, issued by Special Deputy Commissioner, Bangalore District) bearing Khatha No. 1643 (Sy. No. 151/2), Property No. 150200300100321899 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 3439.83 Sq. Mtrs.(34 Guntas) and bounded on the:

EAST BY : Property belonging to Sri. Muniyappa, presently BWSSB Pipeline Road
WEST BY : Road and Sy. No. 46
NORTH BY : Property belonging to Smt. Shobha Shivakumar
SOUTH BY : Property belonging to Veda Vignana Maha Vidya Peeta Samasthe

IN WITNESS WHEREOF the parties hereinto have set their hands and affix their respective signatures before the witnesses attested hereunder to this GIFT DEED on the day, month and year first above mentioned:

WITNESSES:

1.

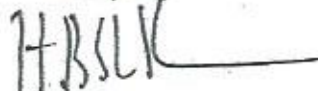


Akhil S
No.41/1, Bull Temple Road
Basavanagudi
Bangalore - 560 004.

OWNER / DONOR


Smt. Shobha Shivakumar

DONEE


Sri. H B Shivakumar

2.


(Umesh K. N.)

No. 36. 1st Main Road.
2nd cross. R.R. Nagar
Bangalore. 98.

Drafted by:


(S.C. RENUKIAH)
Deed Writer
DWL No: 22/09-10
Basavanagudi, Bangalore