

GIFT DEED

THIS GIFT DEED is made and executed on this the 7th of October, 2023 by

Sri Phrangbonsen Trevore Marwein aged about 85 years, Son of Rev. T. Rodborne, a permanent resident of 17 KM, Nongdiengngan, Kyrdem Kulai, Ri Bhoi District, Meghalaya - 793105.

Hereinafter referred to as "**DONOR**" which term unless repugnant to the context shall mean and include all his heirs, legal representatives, administrators and successors-in-interests, assignees and nominees etc. of the ONE PART

IN FAVOUR OF

The society **DORSEN ENGLISH SCHOOL**, registered under the Meghalaya Societies Registration Act, XII of 1983, located in Nongdiengngan, Ri Bhoi District, Meghalaya -793105.

Hereinafter called the "**DONEE**" which term unless repugnant to the context shall mean and include all their legal representatives, executors, successors-in-interest, assignees, nominees and administrators etc. of the OTHER PART

TYPE OF DEED : GIFT DEED

SHORT DESCRIPTION OF THE PROPERTY :

Village:- 17 KM, Nongdiengngan, District - Ri Bhoi District,
Total Area: Approximately 3.5 acres (1,52,485 sq. ft.)

Current market value of the land: Rs. 10/ sq. ft.

Approximate market value of the property: Rs 15,24,850 (Fifteen lakh twenty-four thousand eight hundred and fifty rupees)

WHEREAS the Donor herein is the absolute owner and possessor of the part and parcel of the immovable property more fully detailed and delineated under the Schedule of Property and in the sketch map annexed hereto which was **acquired through a Sale Deed.**

Thus, the Donor herein is the owner and having absolute authority, un-impeachable marketable title, full and perfect alienable rights in the above said property.

THUS, the Donor hereby grants, conveys and transfers unto and to the use of the Donee herein forever. ALL THAT PIECE & PARCELS of the said property along with all rights, title, interest, easement rights, appurtenances etc., in the said property and delivered the complete vacant and peaceful physical possession of the same to the Donee and the Donee has accepted the same.

NOW THIS GIFT DEED WITNESSETH AS FOLLOWS:

- 1) That the Donor hereby covenants and declares that he is the absolute owner and possessor of the property hereby Gift and has every right, authority and competency to transfer, alienate the said property absolutely in favour of the Donee herein.
- 2) The Donor hereby further covenants, declares and agrees that the gifted property is free from all encumbrances such as mortgages, charges, lien, demands, interest, security, surety, prior sales, government or private attachments and or any other charges etc., of any nature whatsoever.
- 3) The Donor herein further covenants, declares and assures that he has put the Donee herein in actual vacant and complete physical possession of the said property hereby gifted and that the Donee herein shall be entitled to enjoy the possession so delivered.