

LEASE AGREEMENT

WHEREAS SHRI / SHRIMATI ANGEL FARRAH RANEE
hereinafter called "the Lessee") applied for a lease / renewal of a lease of
the land : (hereafter called "the said land") and the
Government of Meghalaya (hereinafter called "the Government") has agreed to grant
renew the lease;

NOW AFTER a permanent, heritable and transferable right of use and occupancy
in the said land is hereby granted to the Lessee, his / her heirs, representatives, assigns
subject to the condition / conditions superseding conditions of expired lease hereafter
set forth; and the said land is, subject as aforesaid, hereby leased to the Lessee, his / her
heirs, representatives and assigns for the purpose of Residential
for 30 years w.e.f. 1st April, 2008

THE CONDITIONS ABOVE REFERRED TO ARE AS FOLLOWS:-

1 That the Lessee shall pay annually, rent at the rate of 865/- per hectare
The ~~amount~~ for the said land amounting to Rs.29.39/- (Rupees Twenty nine &
thirty paise only shall be paid to the Deputy Commissioner, Shillong
always before the 31st day of March of every year.

2 That the rent hereinafter reserved is subject to reasonable revision after a period of
every three years as may be fixed by the Government.

3 If the rent remains unpaid after the last day of April, a penalty at the rate of 25 per cent
of the total rent payable, shall be paid by the Lessee, and the arrear and the penalty shall be
recoverable under the Public Demand Recovery Act (Bengal Act III of 1913) as enforce in

4 That if the land is utilised not for the purpose it was leased out without the permission
of the Deputy Commissioner it will deem to be a breach of the lease terms liable to be
terminated under Clause 19 of the Agreement.

5 That if the land is not put into use within a period of ten from the date of issue of the
lease, the Government reserves the right to cancel the lease, and to take over the land and
dispose it off in the manner the Government deems it fit.

6 That on the said land being surrendered under Clause 5 the Government shall pay
compensation for the building and other structures including trees planted and raised by the
Lessee at an amount as may be valued by the Deputy Commissioner.

7 That the Lessee shall at his / her own cost erect substantial boundary marks on the said
land as may be directed by the Deputy Commissioner or his representatives.

8 That in case a dispute arises regarding the boundaries the Deputy Commissioner or his
representatives shall cause the boundary marks to be erected, if necessary, after survey and
the cost of erection of the boundary marks shall be borne by the Lessee.

The decision of the Deputy Commissioner in this regard shall be final and binding.

9 That in case it is found that the Lessee has encroached upon or occupied any excess land
without valid authority he / she will be liable to ejectment according to the process of law.

10 That the Lessee shall not cut down or otherwise destroy any tree standing on the said
land without permission of the Deputy Commissioner or any other person authorised by the
Government.

