



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Meghalaya

₹10

e-Stamp

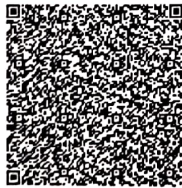
Certificate No. : IN-ML08615784182591X
 Certificate Issued Date : 03-Jun-2025 03:37 PM
 Account Reference : SELFPRINT (PU)/ ml-self/ SHILLONG/ ML-EGH
 Unique Doc. Reference : SUBIN-MLML-SELF15186693562699X
 Purchased by : LUCKYSTAR YMBON
 Description of Document : Article 35 Lease except lease covered by Article 35 (a) (i)
 Property Description : LEASE AGREEMENT
 Consideration Price (Rs.) : 10
 (Ten only)
 First Party : SMTI JAIJAI SHYLLA
 Second Party : SHRI NIDAMON CHULET
 Stamp Duty Paid By : SHRI NIDAMON CHULET
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

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Shylla

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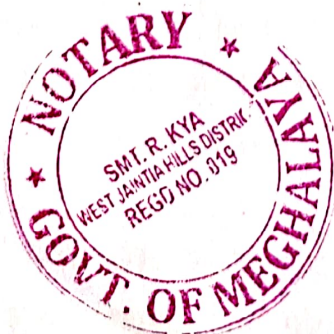


SELF PRINTED CERTIFICATE TO BE
 VERIFIED BY THE RECIPIENT AT
 WWW.SHCILESTAMP.COM

IN-ML08615784182591X

Please write or type below this line

SL.No 31
 Dated 3/6/25



Re
 Smt R Kya
 Notary
 Jaintia Hills District
 Meghalaya

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



LEASE DEED

THIS LEASE DEED made on this the 03rd day of May 2025.

-BETWEEN-

Smti. Jaijai Shylla, D/o. (L) Mery Shylla, aged about 45 years, resident of Moopyllaitsyar, Khliehtyrshi Village, West Jaintia Hills District, Meghalaya hereinafter called and referred to as the **LESSOR** which expression unless repugnant to the context, mean and include her heirs, executors and administrators and assigns etc. of the **ONE PART**.

- AND -

Shri. Nidamon Chulet, S/o. (L) M. Sungoh, aged about 49 years, present resident of Mynkrem Village, West Jaintia Hills, District, Meghalaya hereinafter called **LESSEE** which expression unless repugnant to the context, mean and include his heirs, executors and administrators and assigns etc. of the **OTHER PART**.

Whereas the Lessor and the Lessee shall be collectively known as "**parties**".

WHEREAS the Lessor is the owner and in possession of a landed property situated at "Khliehtyrshi Village known as "Lynti Iawmusiang"" Elaka Nangbah, District – West Jaintia Hills, Meghalaya, which she has inherited from her mother Smti. Mery Shylla, following her death. This landed property was purchased by the Smti. Mery Shylla vide "Dostabit Dieduh Khyndew Lumkseh" (Sale Deed) dated 25.09.2011 which shall form part and parcel of this lease agreement and whose boundaries are mentioned below.

AND WHEREAS the Lessor has agreed to lease out portion of her landed property Lessee at an area measuring about 3,000 Sq Ft for setting up a TATA Deisel Exhaust Fluid (D.E.F) whose schedule are described herein in the Schedule below and shall be called as "**Demised Premises**" hereinafter.

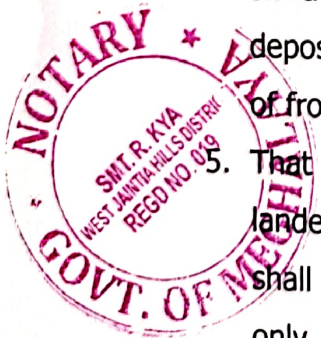
AND WHEREAS the Lessor and the Lessee are desirous of setting out in writing the terms and conditions of the lease agreement to avoid any future

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Meghalaya

complications. The Lessor hereby agrees to writing in lease **ALL THOSE** premises situated at "Khliehtyrshi Village known as "Lynti Iawmusiang" West Jaintia Hills District, Meghalaya **TO HAVE AND TO HOLD** the same to the Lessee at an annual rent of Rs. 20,000 (TwentyThousand Rupees) per annum and which shall be enhanced as per the market rate after every year which shall be mutually agreed upon by the parties subject to the following terms and conditions.

NOW THIS DEED WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:-

1. The Lessor Smti. Jaijai Shylla hereby agrees to lease her landed property which mentioned above measuring area about 3000 Sq Ft.
2. The lease shall continue and remain in force for a period of 50 (Fifty) years subject to further renewal at the time of expiry which shall be mutually decided by both the lessor and the lessee under the same or fresh terms and conditions as mutually agreed upon by the parties.
3. That this lease agreement shall become operational from the 1st day of August 2025.
4. That the lessee shall pay a sum of Rs.1,00,000/- (One Lakh) only as advance to the Lessor and the same shall be acknowledged by the Lessor on the day when the payment is made and the money has been received by the Lessor on the 03.06.2025 via G-Pay. The advance payment shall be a security deposit and the same shall be return to the Lessee on the day of his vacation of from the lease property.
5. That the Lessor has good right and absolute authority to grant lease of her landed property as per scheduled hereunder. The lessee Shri. Nidamon Chulet shall pay the lessor Smti. Jaijai Shylla a sum of Rs. 20,000 (twenty thousand) only on the account of annual rent which shall be paid via G-Pay to the account of the Lessor, and the same shall be paid on 1st August of every year.
6. That the Lessee shall abide by the Government rules and regulations and other Local authorities and shall pay the taxes as applicable.
7. The land which is hereby given on lease to the lessee is handed physical possession to the lessee and all the dues if any which is payable to the



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Shylla
[Signature]

Government or local authorities shall be paid by lessee from the date of operation of this deed of agreement.

8. The lessee is allowed to construct RCC (Reinforced cement Concrete) building or any additional facilities, etc on the land hereby leased, as may be necessary at his own cost and also the lessee is entitled to setup any kind of business which is permitted by law on the land hereby lease. That if any permission is required to be taken from any authority for the said purpose the Lessor shall assist and give the lessee full cooperation in obtaining any permission or N.O.C (No Objection certificate).

9. That after the termination of the agreement, the Lessee shall return the peaceful possession of the demised property with all the buildings and its appurtenance thereto constructed by the lessee to the Lessor and the Lessee shall have no claim over the same.

10. The lessee shall be entitled to sublease, assign, sublet or part with possession of the demised premises or any part thereof to any private person for any other legal business purposes.

11. For the violation any terms and conditions of the lease by the lessee, the lessor shall issue 6 (six) months' notice in writing to the lessee for rectification of such violations. In case, he fails to rectify the defects, the lessor shall be at the liberty to take action according to law for termination of the lease after serving 6 (six) months' notice to the lessee.

12. The Lessee is solely responsible for any utility which he requires, and the Lessee shall apply the electric connection under his name and shall pay the electricity bill as per his consumption.

13. So long the lessee duly performs his part of the lease, the lessor shall ensure peaceful use and occupation of the land to the lessee.

14. During existence of the lease in perpetuity and continuation thereof, the lessor cannot do in for creation any lease in favour of any other person or persons or anyway against the interest of the lessee.

SCHEDULE OF ORIGINAL PROPERTY

The landed property situated at "Khliehtyrshi Village known as Lynti Iawmusiang" West Jaintia Hills District, Meghalaya which is the boundaries as follow:



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Meghalaya

Phylla

[Signature]

NORTH: Lum Kseh ka Klos Phawa

EAST: Lum Kseh ka Marlang Sumer

SOUTH: U Surok Bye Pass Jowai (Nearby Government Weigh bridge)

WEST: Lum Kseh ka Jeril Ryngkhlem

SCHEDULE OF LEASE PROPERTY

NORTH: Jaka Ka Jai Jai Shylla

EAST: Jaka Ka Jai Jai Shylla

SOUTH: U Surok Bye Pass Jowai

WEST: Jaka Ka Jeril Ryngkhlem (Weighbridge Govt of Meghalaya).

Area: 3,000 Sq Ft.

IN WITNESS whereof the Lessor and the lessee have respectively hereto set and subscribe their hands the day, month and year first hereinabove written at Jowai, West Jaintia Hills District, Meghalaya.

WITNESSES:

1. Shri. Bichousmi Shylla
S/o Smt. Jaijai Shylla
R/o Moopyllaitsyar, Khliehtyrshi
West Jaintia Hills District, Meghalaya.

LESSOR



2. Shri. Wanshanmi Chulet
S/o (L) Barley Sutnga
R/o Shangpung Pohshnong
West Jaintia Hills District, Meghalaya.

LESSEE



Smt R. Kya
Notary
Jaintia Hills District
Meghalaya

