

Patta No. ...89 of 2010...

To

U. Herman Rani

Stan Mer, Upper Shillong

I, the Syiem of Myllem in Durbar, do hereby lease to you the right of occupancy of a plot of land measuring about 3276 sq ft or 304.34 Sq. Metres more or less and situated in Stan Mer, Upper Shillong within my jurisdiction, and which is more particularly described in the Schedule at the end of this Patta. This lease is granted to you on the following conditions :-

1. That you pay every year Rs. 66/- (Rupees Sixty Six) only as land rent, unto me or my authorised Agent on or before the 31st December of each year.
2. That should you desire to relinquish all or any portion of the said land included in this Patta, you must give notice on your intention in writing to me on or before the 30th June of the year preceeding the year in which the relinquishment is to have effect, and should you fail to give such notice you will be held responsible for the rent of the said land.
3. That should you desire to transfer all or any portion of the right of occupancy of the land included in the Patta, such transfer will be subject to a resettlement with the intending transferee at the former rate of rent or at an enhanced rate which will not ordinarily exceed the rate for the time being obtaining for similar land in the station of Shillong. No such transfer can be made with out a written notice to me and my approval.
4. That you will not have the power to sublet the land or any part of the land covered by this Patta and thereby create a subtenancy.
5. That without my special permission you shall not build on the land more than one dwelling house and the necessary out-houses / or any house or houses in addition to those that have already been built.
6. That you shall put of proper boundary marks within six months from the date of obtaining this Patta and you shall at all times keeps these marks in substantial repairs.
7. That in default of payment of rent due, such rent will be realised by selling in auction the occupancy right to your Patta land or any portion thereof, and any balance of amount so realised will be returned to you after satisfying my dues and all necessary costs.
8. That re-assessment of this land may be made after seven years from the date of this Patta.
9. That I or my Officer shall have every right to enter the premises on the said land in connection with any affair relating to this land or with any Syiemsip affair which may require me or my officer to enter into the land covered by this Patta.
10. That all disputes in regard to this land shall be referred to the Myllem Syiemsip Court.
11. Subject to the above conditions a transferable and heritable right of occupancy for fifteen years is conferred upon you, with the right to renewal.
12. But that should you violate any of the above conditions, this Patta is liable to be cancelled and I shall have full powers to settle the land with another person.

Boundaries

SCHEDULE

48 ft- North - Land of Ka Rosa Marbariang.
76 ft- East - Land of Ka Omega Durphang.
68 ft- West - Land of Ka Apollo Durphang.
42 ft- South - foot path.

Situate in - Stan Mer, Upper Shillong

Area - 3276 Sq ft. or 304.34 Sq. M More or less

Annual rent reserved on the plot of land Rs. 66/- (Rupees Sixty Six) only

Given under my hand and seal this day the 23rd March 2010

Shillong

Date 23 - 3 - 2010



23.3.10
SYIEM OF MYLLEM IN DURBAR
Syiem Of Myllem
Myllem Syiemsip