



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Meghalaya

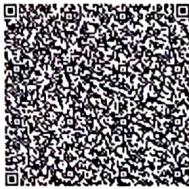
₹50

e-Stamp

₹50/₹50/₹50/₹50

Certificate No. : IN-ML01956816666278V
 Certificate Issued Date : 01-Nov-2023 10:47 AM
 Account Reference : IMPACC (SH)/ mlshimp17/ SHILLONG/ ML-EKH
 Unique Doc. Reference : SUBIN-MLMLSHIMP1703486306643812V
 Purchased by : MISS EUGENIA MARBANIANG
 Description of Document : Article 35 Lease except lease covered by Article 35 (a) (i)
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MISS EUGENIA MARBANIANG
 Second Party : SHRI EMBHAH MIKI DKHAR
 Stamp Duty Paid By : MISS EUGENIA MARBANIANG
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

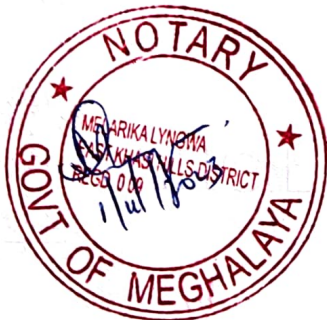
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₹50

Please write or type below this line IN-ML01956816666278V

SI/Instrument No 37
 Date 1.11.2023



(Signature)
(Signature)

IE 0017285746

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 AGREEMENT

THIS LEASE AGREEMENT is made on this day the 1st day of November, 2023 at Shillong.

BETWEEN

MISS EUGENIA MARBANIANG, daughter of Smti. Jeannebel Marbaniang and residing at Mawlai Nongmali-III, Shillong-793008, East Khasi Hills District, Meghalaya (hereinafter called "**THE LESSOR**" of the ONE PART which term shall include her heirs, successors, executors, administrators, legal representative and assigns).

(Signature)

AND

SHRI EMBHAH MIKI DKHAR, son of Smti. Shida Dkhar and residing at Rynjah P.S. Pohkseh Shillong-793006, East Khasi District, Meghalaya hereinafter called "**THE LESSEE**" of the OTHER PART which term shall include his successors, executors, administrators, legal representative and assigns).

WHEREAS the Lessor is the absolute owner of a plot of land situated at Mawlai Umshing Umjapung, Shillong, East Khasi Hills District, Meghalaya measuring an area of about 12,489.19 sq.ft. more or less.

(Signature)

AND WHEREAS the Lessee is desirous to take on lease the said plot of land mentioned herein above for his own business and commercial use on such terms and conditions by both the parties.

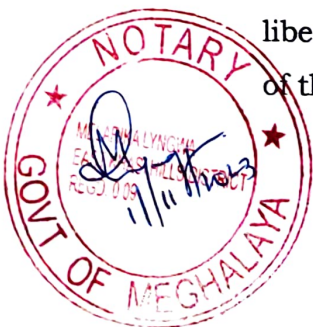


NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the Lease Agreement hereinafter and the covenants and conditions hereinafter contained to be observed and performed on the part of the Lessee, the Lessor hereby Lease to the Lessee ALL THAT piece or parcel of the landed property situated at Mawlai Umshing Umjapung, Shillong, East Khasi Hills District, Meghalaya measuring an area of about 12,489.19 sq.ft. more or less TO HAVE AND TO HOLD the same unto and to the use of the Lessee for setting up a Futsal Football Ground for a period of 20 (Twenty) Years commencing from the ____ day of _____, 2023 to the ____ day of _____ subject to the payment of Rs. 20,000/- (Rupees Twenty Thousand) only per month for the first 2 (two) years and after the period of two years, the payment shall be enchased as per the decision of both the parties and the lease rate shall be enhanced at the rate of 5 % (five percent) after every 3 (three) years and subject to the following terms and conditions:-

The Lessee hereby agrees with the Lessor as follows :-

1. The Lessee shall not use and occupy the said landed property for any other purpose other than for the purpose of constructing a Futsal Football Ground and also to arrange fencing to the entire plot of land let-out on lease and will not construct anything in the said landed property other than the construction of a Futsal Football Ground without obtaining prior permission from the Lessor.
2. That the Lessee shall pay the said monthly rent on or before the first week of every English calendar Year.
3. That in case the Lessee makes a default in payment of the monthly rent for three executive months, the Lessor shall be at liberty to terminate the Lease Agreement and to take possession of the Lease premises.



The Lessor hereby agrees with the Lessee as follows :-

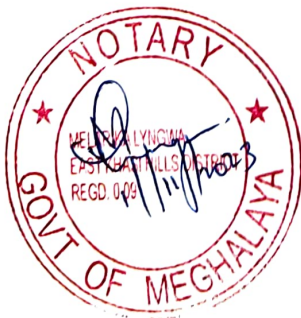
- (a) The Lessor put the Lessee in possession of the said landed property on the ___ day of _____, 2023.
- (b) Upon the Lessee paying the amount hereby agreed and hereunder reserved and observing in performing the covenants and conditions herein contained, the Lessee shall quietly and peacefully hold, possess and enjoy the said Leased property during the said term without any claim, interruption or disturbance by the Lessor or any person or his agents herein.

SCHEDULE OF THE LAND

All parts and parcel of the landed property lying and situated at Mawlai Umshing Umjapung, Shillong, East Khasi Hills District, Meghalaya measuring an area of about 12,489.19 sq.ft. more or less and which is bounded on all four sides as follows:-

NORTH : Private Road	212.09 ft
SOUTH : Land of (L) Nangsanbor Marbaniang	197.94 ft
EAST : Public Road	63.20 ft
WEST : Land of Smti. Hannabel Marbaniang	59.62 ft

TOTAL AREA : 12,489.19 sq.ft. more or less




(Handwritten signature)

(Handwritten signature)

IN WITNESS WHEREOF, both the Lessor and Lessee set and subscribed their respective hands and signatures as unto this Deed on the day, month and year first mentioned above in present of the following witnesses.

WITNESSES:

1.

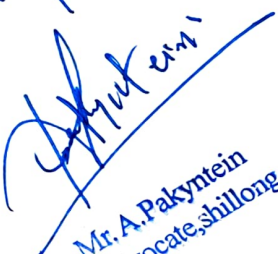

(C.S. Khunroti)

()
LESSOR

2.

Z. Shylla
(ZACHARY. V. SHYLLA)


(EMBIAH M DKHAR)
LESSEE

Subscribed by:-

Mr. A. Pakyntein
Advocate, Shillong

