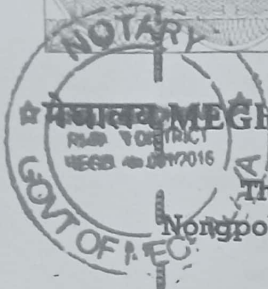


SL. No. 741 Dated 08-05-2025



MEGHALAYA

TENANCY AGREEMENT

039716

This is an agreement is made on this the 1<sup>st</sup> day of December, 2024 at Nongpoh, Ri Bhoi District, Meghalaya.

BETWEEN

**AUROVILLAGE FOODS AND NATURE PRIVATE LIMITED**, having its registered office at Upper Ballian, Umtru Road, Byrnihat, Ri- Bhoi District represented by the Director **Shri. Naveen Kumar Gupta**, (L) Laxme Chand Gupta, aged about 54 years old, permanent resident of Gali No- 13, Beltola, Basistha, Guwahati, Kamrup (Metropolitan)- 781029, Assam, India (**FIRST PARTY**).

MGT MOTORS (AUTOMOBILES) PVT. LTD.

DIRECTOR

AND

**MGT MOTORS (AUTOMOBILES) PRIVATE LIMITED**, having its registered Office at Jorabat, NH 37, Khanapara RF, Kamrup Metropolitan, Assam- 781023, represented by the Director **Shri. Amardeep Singh Cheema**, S/o Kulwant Singh Cheema, aged about 45 years old, permanent resident of MGT Motors . M. G. Avenue, Imphal (mci) (major Part), Imphal West, Manipur- 795001 (**SECOND PARTY**).

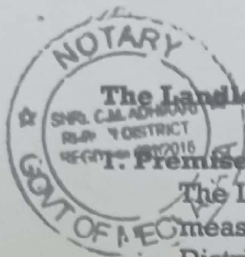
AUROVILLAGE FOODS AND NATURE PVT. LTD

DIRECTOR

**WHEREAS** the **FIRST PARTY** has agreed to rent a plot of land located at 10<sup>th</sup> Mile Baridua, Raid Marwet, Ri- Bhoi District, Meghalaya for the purpose of Vehicle Yard for the period of 11 (**Eleven**) months with effect from 1<sup>st</sup>, December, 2024 to 31<sup>st</sup>, November, 2025.

Shri. C.M. Adhikari  
Advocate & notary  
Regd.No. 001/2016  
Nongpoh, Meghalaya





The Landlord and Tenant are collectively referred to as the "Parties."

**1. Premises**

The Landlord hereby agrees to lease to the Tenant a commercial space measuring 35,000 square feet, located at 10<sup>th</sup> Mile Baridua, Ri-Bhoi District, Meghalaya.

**2. Term**

The term of this lease shall commence on 1<sup>st</sup>, December, 2024 and continue for a period of 11 (Eleven) Months unless otherwise terminated in accordance with the terms herein.

**3. Rent and Payment Terms:-**

- i. The Tenant shall pay a monthly rent of Rs.1,30,000/- (Rupees One Lakh Thirty thousand) only, payable in advance on or before the 10<sup>th</sup> day of each month.
- ii. Rent payments shall be made via cash or through other banking method to the Landlord's designated account.
- iii. A late payment fee of 1% shall apply for payments delayed beyond days.

**4. Security Deposit:-**

- i. The Tenant shall pay a refundable security deposit of three months i.e. Rs.3,90,000/- (Rupees Three lakh Ninety Thousand) only prior to occupancy.
- ii. The deposit shall be held by the Landlord as security for damages or unpaid dues and shall be refunded within 90 days after termination of the lease, subject to deductions.

**5. Use of Premises:-**

- i. The Tenant shall use the Premises solely for Vehicle Yard.
- ii. The Tenant shall not sublease or assign the Premises without prior written consent of the Landlord.

**6. Maintenance and Repairs:-**

- i. The Landlord shall be responsible for structural repairs and maintenance.
- ii. The Tenant shall be responsible for maintaining the interior of the Premises and minor repairs.

**7. Termination:-**

- i. Either party may terminate this Agreement by giving 30 days written notice.
- ii. The Landlord may terminate the lease immediately if the Tenant breaches any material terms of this Agreement.

**8. Indemnity and Liability:-**

The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, or liabilities arising from the Tenant's use of the Premises.

MGT MOTORS (AUTOMOBILES) PVT. LTD.

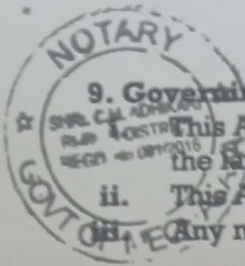
*[Signature]*  
DIRECTOR

AUROVILLAGE FOODS AND MORE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
Shri. C.M. Adhikari  
Advocate & notary  
Regd.No. 001/2016  
Nongpoh, Meghalaya





**9. Governing Law:-**

This Agreement shall be governed by and construed in accordance with the laws of the land.

- ii. This Agreement constitutes the entire agreement between the Parties. Any modifications must be in writing and signed by both Parties.

**IN WITNESS WHEREOF,** the Parties have executed this Agreement as of the date first written above.

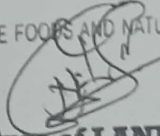
**Witnesses: -**

1. Harish Kumar Panthi

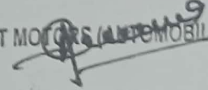
2. MD ISLAM KHAN

OKam

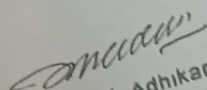
AUROVILLAGE FOODS AND NATURE PVT. LTD

  
DIRECTOR  
**Signature of LANDOWNER**

MGT MOTORS (AUTOMOBILES) PVT. LTD.

  
**Signature of TENANT**

DIRECTOR

  
Shri. C.M. Adhikari  
Advocate & notary  
Regd.No. 001/2016  
Nongpoh, Meghalaya