



THIS DEED OF LEASE AGREEMENT is made on this _____ day of _____, 2025 at Nongpoh, Ri-Bhoi District, Meghalaya

-BY and BETWEEN-

Smti. CHRISTINA MARAK, aged about _____ years, W/o Shri. Singbad R. Sangma, resident of longkhuli village, P.S. Khanapara, Ri-Bhoi District, Meghalaya-793101, hereinafter called the **FIRST PARTY/LESSOR** which term and expression shall repugnant to the subject or context, be deemed to include her heirs, executors, administrators and representatives or assignee/assignees;

-AND-

"KUBERESHWAR ENTERPRISES" represented by its Proprietor Smti. MRIDUSMITA CHETIA, aged about 45 years, D/o Shri. Uma Baruah, permanent resident of H.No-86, Jerenga Nagar Path, Jerenga Nagar, Rudra Sagar, Sibsagar, Assam-785665, presently residing at H/No.08, 2 No. Udayan Path, Krishnapur, Beltola, Kamrup (M), Guwahati-28, Assam, hereinafter called the **SECOND PARTY/LESSEE** which expression shall unless repugnant to the context or meaning shall include her heirs, assignees, successor, executors, administrators and representatives;

WHEREAS the FIRST PARTY is the absolute owner and possessor of the plot of land measuring an area of about _____, covered by Dag. No...../ registered Deed of Declaration No. _____, located at _____ morefully described in the scheduled given below.

AND WHEREAS the SECOND PARTY has approached the FIRST PARTY to obtain the Lease of the said land and the FIRST PARTY has agreed the same to give the said plot of land on Lease to the SECOND PARTY for a period of 3 (Three) years giving the temporary physical possession of the said plot from the day, month and year abovementioned in pursuance of certain terms and conditions set forth herein;

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration amount of monthly rent of Rs.12,000/- (Rupees Twelve Thousand) only, the FIRST PARTY has agreed to give a said plot of land on Lease to the SECOND PARTY for the period of 3(three) years, and after the completion of the term the said amount will be enhanced on the discretion of the LESSOR or shall be raised/increase up to 20%.
2. The Second Party shall take the Khas possession of the said lease land from the date of executing this deed of agreement.
3. That the Second Party has paid an advance amount of Rs.24,000/- (Rupees Twenty Four Thousand) only as a security to the First Party.

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MEGHALAYA

C. Marak

Mridusmita Chetia

4. That the Second Party shall use the said land for the purpose of residential, agricultural or Industrial or business purposes, Cement Block & Tiles manufacturing Unit in the name and style as "KUBERESHWAR ENTERPRISES".
5. That the Second Party shall not carry on or permitted to carried an illegal activities inside the let-out property.
6. That after the completion of the tenure of this agreement, both the parties with their mutual consent shall either extend the term of this agreement or may terminate.
7. That in case the tenure of the agreement is extended with the mutual consent of the parties, the rental value of the rented premises shall increase as per the market value of the property of that particular time period.
8. That the Second Party shall be under full authority to use and occupy and make a necessary development to fulfil their purposes and objective after the execution of this Agreement.
9. That at the time of vacating the abovesaid landed premises, the Second Parties shall handover the vacant premises in good condition to the First Party and shall remove all the modified structure which the Second party have made for the purpose of running his business.

Schedule of the Land

A plot of Land measuring an area of about _____ situated at _____, covered by Deed of declaration No. _____ bounded by as follows:

North : _____

South : _____

East : _____

West : _____

Total area: _____

IN WITNESSS WHEREOF the Parties hereto have set and subscribed their hands and signed it on the day, month and year hereinabove mentioned at Nongpoh.

WITNESSES:

1. *M's Sangma.*

2. *Indrik Chelva.*

-C Marak
First Party

Masitum Chelva
Second Party

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