



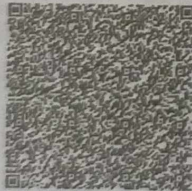
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Meghalaya

e-Stamp

Certificate No. : IN-ML07789308817379X
Certificate Issued Date : 18-Mar-2025 02:09 PM
Account Reference : CSCACC (GV)/ mlcsceg07/ ML-RBEVE0003/ ML-RB
Unique Doc. Reference : SUBIN-MLMLCSCEG0713712564585252X
Purchased by : SHRI SANJIT KILLING
Description of Document : Article 35 Lease covered by Article 35 (a) (i)
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRI SANJIT KILLING
Second Party : SHRI SHININGSTAR KHONGLAM
Stamp Duty Paid By : SHRI SANJIT KILLING
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

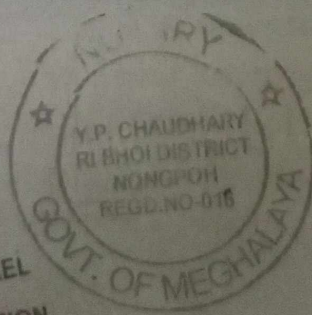


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SN No: 731 Dated: 01/04/25

Identified by:

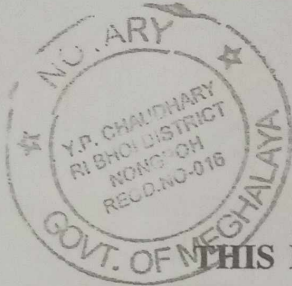
SHRI PUSKAR KR. POKHREL
ADVOCATE
NONGPOH BAR ASSOCIATION
MEGHALAYA HIGH COURT



Y.P. CHAUDHARY
NOTARY
Regd. NO.016
Ri Bhoi District, Nongpoh
Government of Meghalaya

0026066252

Shining Star, P. Khonglam
Sanjit Killing



LEASE DEED

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

-Between-

SHRI. SANJIT KILLING, aged about 45 years old, son of (L) **Khuren Killing**, resident of Lower Ballain, Byrnihat, P.O. & O.P. Byrnihat, Raid Marwet, P.S. Nongpoh, Ri-Bhoi District, Meghalaya (hereinafter called the "**LESSORS**" which term shall include his successors, executors, administrators, legal representatives and assigns) of the **one part**

-AND-

SHRI. SHININGSTAR KHONGLAM, S/o Shri. A. Lapang, aged about 31 years old, resident of G.S. Road, Umling, P.S. Nongpoh, Ri-Bhoi District, Meghalaya-793102 (hereinafter called the "**LESSEE**", which term shall include its executors, successors, administrators and permitted assigns) of the **other part**.

WHEREAS the LESSOR is the sole, absolute and legal owner of the landed property situated at **Lower Ballian, Byrnihat, P.O. & O.P. Byrnihat, P.S. Nongpoh, Ri-Bhoi District, Meghalaya** which he intend to let out on lease.

AND WHEREAS the lessee is desire to take on lease and proposed the lessor to take the a part of the said plot of land measuring **10,000 sq.ft.** only (hereinafter referred to as the said "**Lease Hold Land**") for commercial purpose on which the lessee accepted the proposal under certain terms and conditions.

AND IN WITNESS that in consideration of the rent reserved and of the lessee's covenants, the lessor both hereby grant, convey and transfer by way of lease to the lessee the said "**Lease Hold Land**" being the said plot of land, to the lessee for the term of periods of **12 months (Twelve months)** with effect from this day or after the execution of these presents subject to the following terms and conditions.

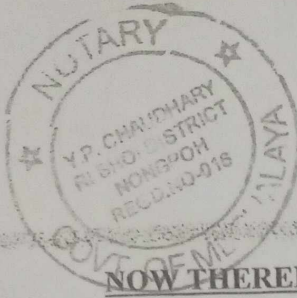
[Signature]

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Y.P. CHAUDHARY
NOTARY
REGD. NO. 016

01/04/25

Sanjit Killing

S. Khonglam



NOW THEREFORE THIS INDENTURE WITNESSES AS FOLLOWS:-

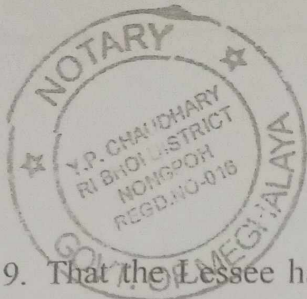
1. In consideration of the rent hereinafter reserved and the lessee's covenants hereinafter contained the LESSOR hereby leases to the lessee the plot of land hereinbefore referred to for the terms of 12 months w.e.f. the execution of this agreement at the monthly rent/rate of **Rs. 30,000/-** (Rupees Thirty thousand) only.
2. That the payment of rent is effective from 1st day of March 2024 as the tenant is already in possession of the said plot of land and which shall be paid very regularly without any default.
3. That with the execution of this LEASE DEED, the lessee shall pay an amount of **Rs. 1,00,000/-** (Rupees One lakh) to the lessor as an advance.
4. That the land has been taken on lease by the second party/lessee for the business purpose.
5. That the lessee shall not use the said plot of land for any offensive trade or business and shall always follow all the Acts and rules and abide by the law.
6. That as long as the lessee pays and continue to regularly pay the rent as may be fixed by the LESSOR from time to time; he shall hold and peacefully enjoy the plot during the said term without any unlawful interruption by the LESSOR or his authorized agent or any other person.
7. That the LESSEE has the right to do the business over the said land without any obstruction or interruption by the lessor or any authorized person.
8. That in case of demise/death of either party, during the tenure/term of the lease period than in no way the said agreement shall be cancelled but it shall still remain effective and in no circumstances be revoked or cancelled by its successors/heirs/legal representatives without the consent and written agreement of either party.

Original

S. Khonglan

[Signature]
Y.P. CHAUDHARY

[Signature] *01/04/25*
Y.P. CHAUDHARY
NOTARY
Regd. NO.018
RI Bhoi District, Nongstoh
Meghalaya



9. That the Lessee has the right to connect electricity and water in its own name during the term of lease period (if required) on payment of security and regular electricity bill, however the first party/lessor shall not be held liable for its payment and dues/outstanding if any.
10. That the lessee/2nd party shall not sub-let or sub-lease the whole or part of the said plot of land to any other party without the written consent and agreement of the owner/lessor.
11. That henceforth the lessee shall have power and authority to do any kind of development, modification, alteration, construction over the said plot of land according to his requirement on his own cost and expenses.
12. That the either parties shall have the power to make any additional clause or rectification, modification on the said deed with the mutual consent.
13. That the lessee shall follow all the rules and regulating of the village Dorbar and abide by its terms and conditions and shall maintain peace, tranquility and behavior.
14. That the lessee shall not be entitled to claim the anything for the cost and expenses incurred/done by him during the tenure of lease/business over the said plot of land from owner/lessor, however he shall have the liberty to dismantle the constructed shed and take it back.
15. That the lessee shall obtain all the required permissions/ approval/ consent from the concerned department/authorities to establish, run and operate his business and shall not do any offensive or prohibited trade or business or involve in any illegal activities.
16. That the said plot of land shall not be mortgage by the lessee in any manner to avail loan or whatsoever.
17. That the said agreement has been executed in sound body and mind voluntarily with the consent of entire family members after being well understood in respective vernacular language.
18. In case of any dispute that may be arise between the parties it should be handed over to the Arbitration or concerned court having its jurisdiction i.e. Nongpoh.

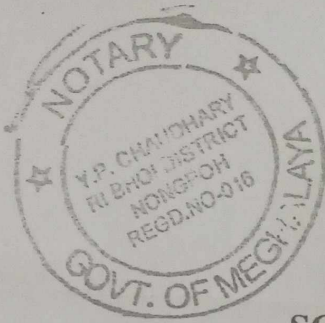
[Signature]

[Signature]
Y.P. CHAUDHARY
NOTARY
REGD. NO-016

01/04/25

Sanjit Kelling

S. Khonglan



SCHEDULE OF THE LAND

A plot of land measuring 10,000 sq. ft. situated at **Lower Ballian, Byrnihat, O.P. & P.O. Byrnihat, P.S. Nongpoh, Ri-Bhoi District, Meghalaya**

In witnesses whereof the parties hereto have hereunder signed this deed of the date, month & year mentioned against their respective signature.

WITNESSES:-

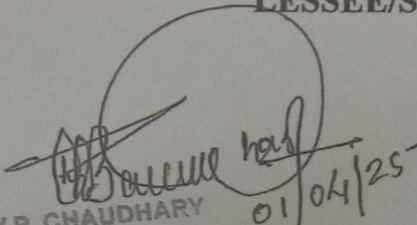
Tulu Ingti
T. Ingti
Lower Ballian

Sanjit Killing

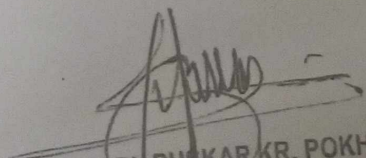
LESSOR/FIRST PARTY

S. Khonglan

LESSEE/SECOND PARTY


Y.P. CHAUDHARY
NOTARY
Regd. NO.016
Ri Bhoi District, Nong
Government of Meghalaya

01/04/25


SHRI PUSKAR K.R. POKHREL
ADVOCATE
NONGPOH BAR ASSOCIATION
MEGHALAYA HIGH COURT

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
मतदाता फोटो पहचान पत्र - ELECTOR PHOTO IDENTITY CARD

XQV0057562

EPIC

Name : SHININGSTAR KHONGLAM

Father's Name : A LAPANG

Gender : Male
Date of Birth/ Age : 05-12-1994

Address : HNo.77, UMLING, VILL-UMLING, DIST-RI-
BHOI-793102

Date : 09-12-2020

Electoral Registration
Officer

Assembly Constituency No. and Name : 9-
NONGPOH (ST)

Part No. and Name : 26-UMLING-A

नोट / Note :

1. इस कार्ड को धारण करने मात्र से यह कोई गारंटी नहीं है कि आप वर्तमान निर्वाचन सूची में निर्वाचक हैं। कृपया आगामी आम प्रत्येक चुनाव से पहले वर्तमान सूची में जांच करें।
More possession of this card is no guarantee that you are elector of the current electoral roll. Please check your name in the current electoral roll before every election.

2. इस कार्ड में उल्लिखित जन्मदिन को निर्वाचन सूची में पंजीकरण के अलावा अन्य किसी भी स्थिति में आयु के प्रमाण के रूप में नहीं माना जाएगा।
Date of Birth mentioned in this card shall not be treated as a proof of age/D.O.B. for any purpose other than registration in electoral roll.