

লিজ / Sex : পূৰ্য / Male Date of Birth / Age: 52 Yrs

ঠিকনা : গাওঁ/চহৰ-সাতগাও (অংশ), খানা-নুনমাটী,

मरक्मा- शबाशाणी,

জিলা-কামৰূণ (মহালগৰ), (অসম ) Address : Vill./Town-SATGAON AREA, P.S.-Noonmati, Sub-Divn.-Guwahati, Dist.- KAMRUP (METRO), (Assam)

Date:01/10/13

**Electoral Registration Officer** 

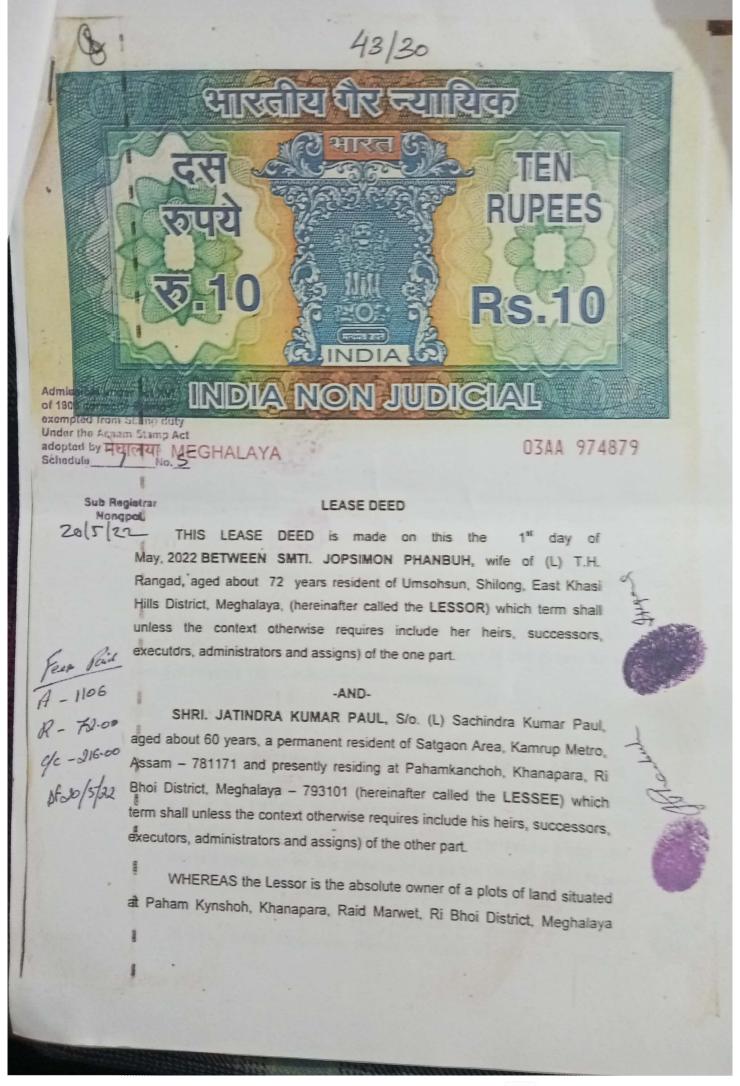
विधानम्का प्रमहिन नः उ नाम : 52, पिनपूर Assembly Constituency : 52, DISPUR No. and Name

थउ नः उ नाम :97, মাতগাওঁ হাইমুল (সোঁশাখা) Part No. and 97, Satgaon High School (R/W)

চ**ইবা:** (ক) কেবল এই কটো পৰিচ্য গত গণাত শক্ষান্তভাৱ দাশপ্ৰতিক ভোটাৰ

সকলে, (ত) কেবল বা বাল গানিব নান গানেত বাবনার নালাভিক তিনার বাধিকাত আপোনান নাম থকার বিশ্বসকা গানা নকার । চাত্রাক নির্বাচনত আবাংশ নালাভিক ভেটার ভাগিকাত আপোনার নাম আখান নাই নালাভিক কবি হাবক । (খ) এই পরিহার শত্রভ উল্লেখ থকা নাম কার্বিখনী। কেটার ভাগিকাত নাম পরিবানর অধিকে কবা কেন্তান কেন্তার বাবন বা মান্ত ভারিখন চামানা মান্ত্র

Note: (a) Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll better every Election. (b) Date of birth mentioned in this card shall not be treated as proof of age/ D.O.B. for any purpose other than registration in electoral roll.





03AA 974880

measuring about 45,500 sq ft (More or Less) which is within the control of the Lessor and fully described in the schedule herein below.

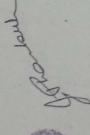
AND WHEREAS the Lessor has agreed to lease out to the Lessee and the Lessee has agreed to take on lease the aforesaid land for the purpose of agriculture, setting up of a cow shed, residential house along with laborers camp and for any other purpose as the Lessee deem fit and proper for a period of 30 years. On the following terms and conditions:

## NOW THIS AGREEMENT WITNESSESETH AS FOLLOWS:

In consideration of the rent hereinafter reserved and the covenants and conditions hereinafter contained to be observed and performed on the part of the LESSEE the LESSOR does hereby grant the right to agriculture, setting up of a cow shed, residential house along with laborers camp and for any other purpose as the Lessee deem fit and proper, demise by way of lease to the LESSEE all that piece and parcel of lands situated at Paham Kynshoh, Khanapara, Raid Marwet, Ri Bhoi District, Meghalaya measuring about 45,500 sq ft (More or











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Less), and more particularly described in the schedule below TO HAVE AND TO HOLD the same unto and to the use of the LESSEE as stated, for the term of 30 (Thirty) years commencing from the 1st May 2022 at a rental amount of Rs 24,000/- (Rupees Twenty Four Thousand) Only /- per year.

The LESSOR also hereby acknowledges that she has received the amount for the Lease Period.

That the Lessee shall hold the premises hereby demised to him with effect from 1st May 2022 for a period of 30 years.

That the Lessor shall ensure that no disturbance is caused which will affect the smooth operation of the leasehold right of the Lessee in the demised premises.

That henceforth the land as mentioned and more particularly described in the schedule below stands leased out to the Lessee for a period of 30 years.





03AA 974882

6. That the Lessee shall be entitled to cultivate, setting up of a cow shed, residential house along with laborers camp and for any other purpose as the Lessee deem fit and proper with all liberties, obligations and rights mentioned in this agreement.

That the Lessee shall be entitled to excavate, dig or other wise use the demised premises or any part thereof as he may deem fit and shall be entitled to all the rights of easements and access appertaining to the demised premises and for such purpose shall be entitled to remove the soil or earth from the demised premises and deposit the same in nearby land in consultation with the owners of nearby lands.

That the Lessee shall have full authority to mortgage the land to any financial institution/ institutions for the purpose of raising funds for the development etc. in respect of the demised premises.

The LESSEE shall have the right to undertake any construction works in the demise premises in any manner as the LESSEE deems fit and proper with the understanding with the LESSOR.



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- The trees, bamboos or any kind of stones which are found in the land 10. can be utilize by the LESSEE in any manner as required by the LESSEE for the any purpose.
- 11. The LESSEE is at liberty to construct road leading to the land as per his requirements without encroaching or trespassing into the land of the adjacent land owner and can construct road within the demise premises and use the same as he may deem fit.
- 12. The LESSEE shall be solely responsible and liable for any untoward incidents if it occurred within the land during the lease period.
- 13. That within the Lease period the LESSEE can undertake work as much as he can with the help of laborers or machine.
- That the LESSEE shall have the right to sub-lease the demised 14. premises to any individual, domestic or multinational company for undertaking any activities and following all statutory guideline as may





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be required. The LESSOR hereby confirm that she has no objection to such sub lease to any individual domestic or multinational company.

That the LESSEE shall be entitled to create any charge in respect of 15. the land, shown in the schedule below, within the stipulated period of lease in favour of anybody whatsoever the LESSEE deems fit and proper.

The lease shall be for a period as stipulated and agreed above, upon the expiration of the original term the lease shall be automatically renewed for another period of 30 (Thirty) years and upon the expiry of the renewal term of the lease, the lease shall be automatically renewed for another period of 30 (Thirty) years. During any renewal term of the lease, the terms, conditions and provisions set forth in this Lease shall remain in effect unless modified.









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#### SCHEDULE

All that piece and parcel of land situated at Paham Kynshoh, Khanapara, Raid Marwet Ri Bhoi District, Meghalaya, measuring about 45,500 sq ft (More or Less) and bounded as follows:

Land of Smti. Jopsimon Phanbuh NORTH:

SOUTH: Land of Smti. Jopsimon Phanbuh

EAST: Land of Smti. Jopsimon Phanbuh and common road

WEST: Land of Smti. Jopsimon Phanbuh

AREA: 45,500 sq ft (More or Less)

IN WITNESS WHEREOF the parties herein have signed and executed these presents on the day, month and year first above-written.



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## WITNESSES Gomon Paul



Name: Suman ch. Paul

Father's Name: Jatindra Kr. Paul

Age: 38

Address: Coma hati

Occupation: Business



Name: Amy 5 Rangad

Father's Name: (L) Dr. M.R Diengdol

Age: 79 yn

Address: Labon, Shillong, East Knoss Hills

Occupation: Retired Govt Servant.

