



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Meghalaya

e-Stamp

Certificate No. : IN-ML06063764503289W  
Certificate Issued Date : 17-Oct-2024 02:24 PM  
Account Reference : CSCACC (GV)/ mlcsceg07/ ML-RBMIC0027/ ML-RB  
Unique Doc. Reference : SUBIN-MLMLCSCEG0710662220827138W  
Purchased by : JESSICA NOROMBI R MARAK  
Description of Document : Article 35 Lease except lease covered by Article 35 (a) (i)  
Property Description : LEASE AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SMTI LUCY SAWKMIE  
Second Party : JESSICA NOROMBI R MARAK  
Stamp Duty Paid By : JESSICA NOROMBI R MARAK  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

IN-ML06063764503289W

**LEASE AGREEMENT**

This "Lease Agreement" is made effective as on this 18<sup>th</sup> day of October 2024, (the "Effective Date") at 8<sup>th</sup> Mile, Baridua by and between:

P.M. ADHIKARI  
NOTARY

Reg No 015  
Ri Bhoi District, Nongpoh  
Government of Meghalaya

HOF 0005902954

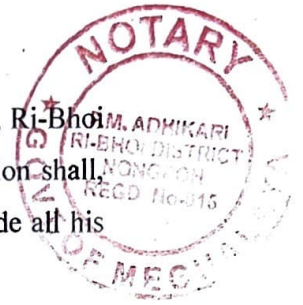
**Statutory Alert:**

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.



SCM 501, dated 28/10/2024

Smt. Lucy Sawkmie W/o Late Shri. Vijay Boro R/o 8<sup>th</sup> Mile, Baridua, Raid Marwet, Ri-Bhoi district, Meghalaya-793101 hereinafter referred to as "**the Lessor**" which expression shall, unless repugnant to or inconsistent with the subject or the context, mean and include all his legal heirs, successors and permitted assigns of the one part.



AND

Ms. Jessica Norombi R. Marak D/o. Shri. George S. Marak R/o. House No 1, Balsrigittim B, East Garo Hills, Meghalaya-794111 herein after referred to as "**the Lessee**" which expression shall, unless repugnant to or inconsistent with the subject or the context, mean and include all her legal heirs, successors and permitted assigns of the other part.

**WHEREAS** the Lessor is the absolute and the rightful owner of a shop admeasuring 120 square feet more or less situated at 9<sup>th</sup> Mile, Baridua, Raid Marwet, Mylliem Syiemship, Ri-Bhoi District, Meghalaya-793101 herein after referred to as the "**Demised Premise**" free from all encumbrances.

**WHEREAS** the Lessee has approached the Lessor with a request to the Lessor to grant lease of the Demised Premise and the Lessor has agreed to grant the lease of the Demised Premise to the Lessee on the following terms and conditions which have been mutually agreed upon.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Lessor agrees to Lease to the Lessee the Demised Premise for commercial purpose in the business nature of operating a Wine Shop.
2. The Lessor covenants with the Lessee, that subject to performance by the Lessee of its obligations under this Lease Agreement, the Lessee shall be entitled to peaceful and quite use and full enjoyment of the Demised Premise during the Lease Period (as defined below), free from any interference or objections from the Lessor.
3. The Lessor does hereby grant by way of lease to the Lessee the Demised Premise for a period of five (5) years hereinafter referred to as the "**Lease Period**" commencing from the 1<sup>st</sup> of November 2024 to the 31<sup>st</sup> of October 2029.
4. The Lessee shall have the option to renew or extend the Lease Agreement by providing a notice to the Lessor one months before the expiration date of the lease period mutually agreed upon by the Lessor and the Lessee.

*Lucy Sawkmie*

*Lucy Sawkmie*

*P.M. Adhikari*  
*28/10/24*  
P.M. ADHIKARI  
NOTARY  
Regd No. 015  
Ri Bhoi Dist. Nongpoh  
Government of Meghalaya



5. The renewal of the lease agreement shall be subject to the covenants, conditions and provisions as mutually agreed upon between the Lessor and the Lessee during the time of the renewal.
6. The Lessee shall have the liberty to sub-lease the Demised premise or part thereof to any of its subsidiary or third party.
7. The rent for the demised premise has been decided at the rate of Rs.10,000/- per month (rupees ten thousand only). However, the Lessee shall only pay the Lessor an amount of Rs.6,000/- (rupees six thousand) per month as rent for the demised premise and from hereinafter be referred to as the **"Monthly Rent"**.
8. The Lessee shall pay an advance deposit of Rs.2,00,000/- (rupees two lakh only) to the Lessor and a part of the said amount shall be adjusted with the monthly rent. Hence, a fixed amount of Rs. 4,000/- (rupees four thousand) per month shall be deducted from the advance deposit towards rent. After the termination of this agreement, the balance amount after deduction of rent from the advance deposit, if any, shall be refunded to the lessee by the lessor after clearing all dues.
9. The Lessee covenants to pay the monthly rent in advance on or before the 10<sup>th</sup> day of each english calendar month for which the same is due and payable.
10. The Lessee shall not be at liberty to vacate the Demised Premise or part thereof at any time during the Lease Period of five years. The lessor shall not be at liberty to terminate this agreement before the expiration of five years of lease period.
11. That the first party covenants with the second party that the first party has not executed any agreement in favor of a third party with respect to the renting or leasing of the said wine store. Moreover, all previous agreements, if any, executed by the first party in favor of any third party shall be automatically terminated or cancelled and have no legal standing in the court of law.
12. The Lessor will provide electrical connection in relation to the Demised premise to the Lessee and the Lessee shall pay all electrical charges per month as levied by the concerned authorities.

*Verified*

*Suey. Sawbmer*

*P.M. Adhikari*  
*26/10/2024*  
**P.M. ADHIKARI**  
**NOTARY**  
Reg No 015  
Ri Bhoi District, Nongpoh  
Government of Meghalaya



13. The Lessee shall be responsible for the safety and security of the Demised Premise and shall be entitled to engage its own security personnel and install any security equipment to safeguard the Demised Premise.

14. That in case of any dispute or disagreement the jurisdiction of court of law shall be at Meghalaya only.

**SCHEDULE OF THE PROPERTY:**

(Here enter the boundaries and other details of premises leased out)

North: - National Highway 37.  
South: - Goru Bazaar.  
East: - Rice Hotel.  
West: - Nolte Showroom.  
Total = 120 Square Feet more or less

IN WITNESS WHEREOF the Lessor and the Lessee hereto have signed this Lease Agreement on the date, month and year hereinabove first mentioned in the presence of the following witnesses:

**WITNESSES:**

1. Name: Mr Benedict Soeknue  
Address: Mousai Lepthakareh  
Signature: Benedict

LESSOR  
Benedict Soeknue

2. Name: Nithan D. Langma  
Address: Amerim, North Garo Hills.  
Signature: Nithan

LESSEE  
Nithan

Identified by  
L. S. Amol  
(Adv)

Delhilai  
26/10/2021  
P.M. ADHIKARI  
NOTARY  
Reg No 015  
Ri Bhoi District, Nongpoh  
Government of Meghalaya