



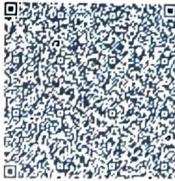
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INDIA NON JUDICIAL

Government of Meghalaya

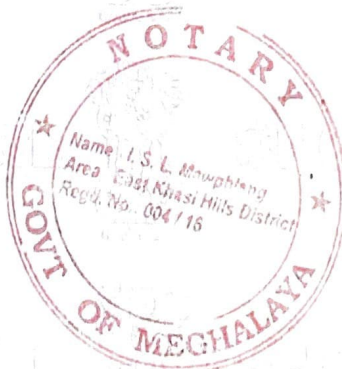
e-Stamp

Certificate No. : IN-ML05253434099241W
Certificate Issued Date : 28-Aug-2024 01:06 PM
Account Reference : CSCACC (GV)/ mlcsceg07/ ML-EKHBAN0015/ ML-EKH
Unique Doc. Reference : SUBIN-MLMLCSCEG0709268014201792W
Purchased by : BIAIHUNLANG KHARNAIDU
Description of Document : Article 35 Lease except lease covered by Article 35 (a) (i)
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BIAIHUNLANG KHARNAIDU
Second Party : RIBAHUN KHARNAIDU
Stamp Duty Paid By : BIAIHUNLANG KHARNAIDU
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

Sl./Instrument No.:
28 AUG 2024



NOTARY
East Khasi Hills District
Shillong, Meghalaya

0005924866

Statutory Alert:

1. The authenticity of this Stamp/Certificate should be verified at www.shillong.gov.in or designated the portal as and when available.
2. Any discrepancy in the details on this Certificate, and as to make on the website if the portal is not available.
3. The ones of checking the legitimacy on the use of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

R. Knaidy

LEASE AGREEMENT

This **DEED OF LEASE** is made on this the 2nd, September, 2024 at Shillong.

BETWEEN

SMTI. BIAIHUNLANG KHARNAIDU, daughter of Shri. Training Tohtih, aged about 38 years, resident of Khliehshnong, Sohra, East Khasi Hills District, Meghalaya 793111, hereinafter called the '**LESSOR**' (which expression or excluded by or repugnant the content shall means and include her legal heir successors, legal representative and assign) of the ONE PART.

-AND-

SMTI. RIBAHUN KHARNAIDU, daughter of Smti. Nolinda Kharnaidu, aged about 26 years and resident of Khliehshnong, Sohra, East Khasi Hills District, Meghalaya 793111, hereinafter called the '**LESSEE**' (which expression or excluded by or repugnant the content shall means and include her legal heir successors, legal representative and assign) of the **SECOND PART**.

WHEREAS the **LESSOR** is the legal owner and in possession of a plot of land which is situated at Dong Sumer, Umbang Block A, Ri-Bhoi District, Meghalaya, measuring an area about **4037 Sq. ft.** more or less (hereinafter referred to as "**the said Premises**").

WHEREAS the **LESSOR** has decided to let out the said premises measuring an area about **4037 Sq. ft.** more or less on lease to the **LESSEE** for business purposes i.e., Homestay.

WHEREAS the **LESSEE** is desirous of taking the said premises for business purpose i.e. Homestay for a period of **15 (fifteen)** years on Lease.



R. K. Naidu

[Signature]

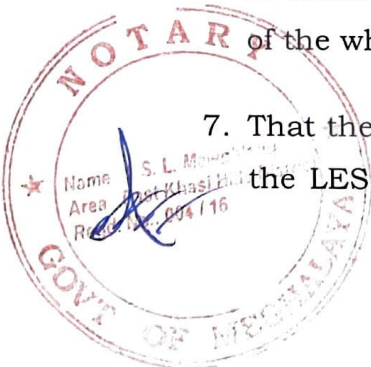
AND WHEREAS in pursuance of the previously mentioned offer and acceptance the parties hereto agree and undertake to bind themselves with and to abide by the following terms and conditions mutually and voluntarily agreed upon between them so as to avoid any confusion/complication.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. That the lease herein created in respect of the lease premises shall commence on and from the date as specified above and shall be for a period of **15 (Fifteen) years**, subject to further extension on such terms and conditions as may be mutually agreed upon between the parties.
2. That the **LESSEE** shall pay a rent amount of **Rs. 3000/- (Rupees Three Thousand) only** per month payable within 10th day of every English Calendar month to the LESSOR failing which the Lease shall be terminated without assigning any reason whatsoever.
3. That the lease amount shall be incremented to 10% at the end of every year.
4. That the LESSEE shall pay all the taxed, levies and assessments and other outgoing charges for the said premises during the period of lease.
5. That the LESSEE shall pay the electricity and water charges provided in the said premises.
6. That the LESSEE shall not be entitled to sub-lease, sub-let, assign or transfer the said premises or part thereof or part with possession of the whole or any part of the premises to any person or company.
7. That the LESSOR and his agent, contractors, servant authorized by the LESSOR shall have full liberty to inspect the said premises at

28 AUG 2024

Sl. / Instrument No.



R. K. Naidy

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any reasonable hours to view that the said term and condition of the Deed of Lease are fully complied with the LESSEE shall allow the same to be done without any objection.

8. That the LESSEE hereby agrees to undertake and abide by all the terms and conditions laid down in this agreement and further confirm that the said premises lease to her is for the purpose of running a Homestay only and if the LESSEE intends to change the said business or any other legal alternative mode of business in the said premises shall be done with the prior permission of the LESSOR.

9. That the LESSEE shall under any circumstance, not carry any offensive maneuver/business prohibited under law and shall not stock any combustible substances or explosive substances except what is legally permissible for their business purposes i.e. Homestay.

10. That any time during the stipulated period of lease, it comes to the knowledge of the LESSOR that any illegal trade of business is carried on in the said premises, the lease shall terminate forthwith without any prior notice whatsoever.

11. In the event of the LESSEE is desirous to extend the lease for a further period shall give a notice in writing of 90 (Ninety) days prior to expiry of the term of the lease. On the consent of the LESSOR, the lease shall be deemed to be extended for a further period on such terms and conditions as agreed by and between both the parties.

12. That the parties shall continue to bind themselves hereto unless such terms and conditions or any one or more thereof are specifically altered or modified by mutual consent.



R. K. Noidy

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SCHEDULED OF THE PROPERTY.

A Plot of land situated at Dong Sumer, Umbang, Block A, Ri-Bhoi District, Meghalaya, measuring an area about **4037 Sq. ft.** more or less and the same is bounded as follows:

North :	Land of Smti. Ibalahun Khongwar	-	95 ft.
South:	Land of Smti. Shimtimon Warjri	-	95 ft.
East :	Road to Sohpetbneng	-	40 ft.
West :	Land of Smti. Betila Warjri	-	45 ft.
Total Area :	4037 Sq. ft. more or less		

IN WITNESS WHEREOF the parties hereto have executed this lease agreement on the day, month and year herein mentioned written in the presence of the witnesses mentioned below:

WITNESSES:-

1. *Philarisha D Khar*
P. Okhar

[Signature]
SMTI. BAIAHUNLANG KHARNAIDU
(LESSOR)

2. *DANIEL MARQUIS*
[Signature]

R. Khaidy
SMTI. RIBAHUN KHARNAIDU
(LESSEE)

Identified by:-

[Signature]
(Miss D. Kharbhih)
Advocate, Shillong



[Signature]
NOTARY PUBLIC
SHILLONG
NOTARY
East Khasi Hills District
Shillong, Meghalaya