



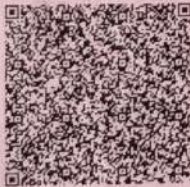
सत्यमेव जयते

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Government of Meghalaya

e-Stamp

Certificate No. : IN-ML10132498664123X
Certificate Issued Date : 04-Sep-2025 12:45 PM
Account Reference : CSCACC (GV)/ mlcsceg07/ ML-RBEVE0003/ ML-RB
Unique Doc. Reference : SUBIN-MLMLCSCEG0717872042939705X
Purchased by : RAHUL SHAKWA
Description of Document : Article 35 Lease covered by Article 35 (a) (i)
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RAHUL SHAKWA
Second Party : DIPAK DAS AND MRINAL GAYAN
Stamp Duty Paid By : RAHUL SHAKWA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Adhikari
4/9/2025
P.M. ADHIKARI
NOTARY
Reg No 015
Ri Bhoi District, Nongpoh
Government of Meghalaya
Dipak Das
Mrinal Gayan

GG 0019751106

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.allindiastamp.com or using e-Stamp Mobile App or 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 legibility is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sl. No: 1717

Dated: 9/9/25



LEASE DEED

This Lease Agreement is made on this the 09 day of Sep. 2025 at Nongpoh.

BETWEEN

years, Shri. RAHUL SHAKWA, S/o Smti. Mary Shakwa, aged about _____ years, resident of 11th Mile, Mawsmi, Raid Marwet Mylliem Syiemship, P.O. Byrnihat & P.S. Khanapara, Ri-Bhoi District, Meghalaya-793101, hereinafter called as "LESSORS" (which expression shall unless excluded by or repugnant to the context shall be deemed to include all their heirs, representatives, administrators, successors-in-interest and assigns) of the ONE PART;

-AND-

RIBHOI JUNGLE, having its Head office at 10th Mile, Amerigog, District-Kamrup (M), Guwahati, Assam-781023, represented by

Shri. DIPAK DAS, S/o Upendra Das, aged about 48 years old, R/o Royal Park, 10th Mile, Amerigog N.C., P.O. Amerigog, O.P. Jorabat, P.S. Basistha, District Kamrup (M),

Assam-781023,

Shri. MRINAL GAYAN, S/o Kandarpa Gayan, aged about 52 years old, R/o Royal Park, 10th Mile, Amerigog N.C., P.O. Amerigog, O.P. Jorabat, P.S. Basistha, District Kamrup (M), Assam-781023 hereinafter called as "LESSEE" (which expression shall unless excluded by or repugnant to the context shall be deemed to include all their heirs, representatives, administrators, successors-in-interest and assigns) of the OTHER PART.

WHEREAS, the 'LESSORS' are the sole owners of plots of land measuring areas of about 1,36,412 sq. ft. Vide Registration No. 49/39, dated 7/3/24 more or less situated at 11th Mile, Mawsmi, Raid Marwet Mylliem Syiemship, Ri-Bhoi District, Meghalaya.

(Copy of Land Registered Deedare enclosed herewith for your king perusal an ready reference)

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Rahul Shakwa

Dipak Das

Mrinal Gayan

AND WHEREAS, the 'LESSEE' has approached the 'LESSOR' for taking the said land mentioned in the Schedules hereinbelow on lease for commercial purpose for a period of 30 (Thirty) years subject to the following terms and conditions:-



NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. That the LESSEE shall be deemed in possession of the said plots of land morefully mentioned and described in the schedules herein below 2025. w.e.f.
2. That the LEASE shall remain as such for a period of 30 (Thirty) years from the date of execution of these presents and on expiry thereof the lease shall be extended on the mutual consent of both the parties.
3. That the 'LESSEE' shall pay to the 'LESSORS' a sum of ₹80,000/- (Eighty Thousand) only per annum as lease for the said plots of Land.
4. That the LESSEE has paid an amount of ₹80,000/- (Eighty Thousand) only as a Security Deposit to the LESSORS which is to be refunded by the LESSORS at the time of vacating the said premises by the LESSEE and the receipt of which is acknowledged herewith by the LESSORS or else may be adjusted/ deducted as monthly leased amount.
5. That the lease shall be increase after every 3 (Three) years @ rate of 2% only and on the expiry of the present term of 30 (Thirty) years, this AGREEMENT hereby created may further be renewed and extended on the option of both the Parties on mutual consent.
6. That the LESSEE shall use the leased premises for the purpose of running a Hotel/ Resort/ Restaurant named and styled as "RIBHOI JUNGLE" and shall have no right to mortgage the whole or any portion thereof of the said leased out land before any financial institution.
7. That if any amendment is to be made in this existing Lease Deed then the parties have the liberty to make the same and enter the amended clause in the Principle deed.
8. That the LESSEE shallbear all the expenses for establishing the above mentioned business.

[Signature]

Dipak Das

Heinal Grayan

[Signature]
11/9/2025

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9. That the LESSEE shall be permitted to renovate, develop, design the said leased out premises as per requirements and convenience.
10. That the LESSEE shall pay all charges for consumption of electricity by him and the receipt of the same shall remain with the LESSEE.
11. That the LESSEE shall use the said leased out premises only for the above mentioned purposes.
12. That the LESSEE shall not cause any nuisance or annoyance to the neighbors.
13. That the 'LESSEE' shall co-operate with the Village Durbar/Authority rules and regulations.
14. That if any disputes, differences, anomalies arise between the parties regarding this DEED shall be settled amicably first by and between the parties. In case of failure of settlement of such dispute by and between the parties, the same may be referred to an ARBITRATOR, pursuant to the provision of the ARBITRATION AND CONCILIATION ACT, 1996.
15. That for settlement of any disputes, differences, anomalies arise between the parties regarding this DEED the ARBITRATOR will be appointed with the consent of both the parties. Sole parties will not allow appointing any ARBITRATOR to settle any future dispute.
16. That if any disputes, differences, anomalies arise between the parties each party shall be at liberty to approach before the Court or authority for their remedy within the jurisdiction of the State of Meghalaya.



[Handwritten signature]

Dipak Das

Mineral Geyan

[Handwritten signature]
4/9/2025

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Government of Meghalaya

IN WITNESS WHEREOF- the parties hereto subscribe their respective hands and seal on the day, month and year hereinabove mentioned in presence of witnesses at Nongpoh, Ri-Bhoi District, Meghalaya.-793101.



WITNESSES:

1. Komal Shakwa s/o - Jeeban Kathar
R/S 11th mile Mawmai, Ri-Bhoi, Dist
Meghalaya-793101.

2. Biplab Baidya
s/o Narayan Baidya
Adarsha Nagar
Amerigog, Guwahati
pm-781023 Assam.

(Sri Rahul Shakwa)

LESSOR

(Shri Dipak Das)

LESSEE

(Shri Mrinal Gayan)

LESSEE

P.M. ADHIKARI
NOTARY
Reg No 015
Ri Bhoi District