



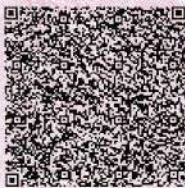
सत्यमेव जयते

INDIA NON JUDICIAL

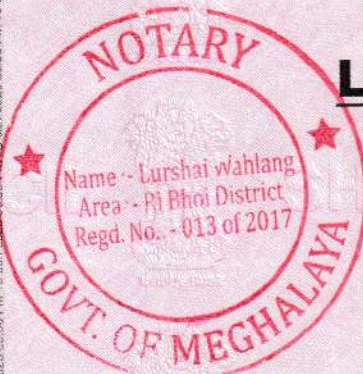
Government of Meghalaya

e-Stamp

Certificate No. : IN-ML07216523351221X
Certificate Issued Date : 16-Jan-2025 06:50 PM
Account Reference : CSCACC (GV)/ mlcsceg07/ ML-RBRIS0018/ ML-RB
Unique Doc. Reference : SUBIN-MLMLCSCEG0712685551611906X
Purchased by : RAJU JYRWA
Description of Document : Article 5 Agreement or Memorandum of an Agreement
Property Description : LEASE AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJU JYRWA
Second Party : DNA ENERGY PRIVATE LIMITED
Stamp Duty Paid By : RAJU JYRWA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



LEASE AGREEMENT

SERIAL NO 126 DATE 22/1/2025

22/1/25

SHRI LURSHAI WAHLANG
NOTARY

Reg. No. 013 of 2017

QE 0018795815

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.



THIS DEED OF LEASE AGREEMENT is made and entered into at Byrnihat on the **17th day of January, two thousand and twenty-five (2025).**

Between

SHRI RAJU JYRWA, S/o Smt Misi Jyrwa, by profession business, aged about 48 years, resident of Byrnihat, Amjok, P.S.-Nongpoh, District-Ri-Bhoi, Meghalaya herein after called the Lessor/Landlord/Owner (which expression unless be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) on the **FIRST PART**

. -And-

DNA ENERGY PRIVATE LIMITED, having its PAN No- AAHCD4031C and TAN No- SHLD05010F, Head office at 2nd Floor, Sujata Bhavan, Opp. Garima Marble Shop Zoo Road, Kamrup, Guwahati, Assam, India, 781006, Represented by its **General Manager SHRI VIJAY KUMAR SAH** hereinafter called the **Lessee/ Tenant** (which expression unless be repugnant to the context or meaning thereof be deemed to include its heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the FIRST PART is the exclusive owner and is seized and possessed of a premises measuring about **16,526 sq.ft** which is located at **Rangsakona, 15th Mile, Byrnihat**, District-Ri-Bhoi, Meghalaya, hereinafter referred to as the '**SAID PREMISES**' for the sake of brevity's.

AND WHEREAS THE SECOND PART has approached the FIRST PART to give the SAID PREMISES to the SECOND PART on terms and conditions hereinafter appearing-

NOW THIS AGREEMENT WITNESSES AS FOLLOWS: -

Commencement:

1. The party of the FIRST PART hereby state and declare that he has allowed the party of the SECOND PART to use the SAID PREMISES on Lease for **Trading in Industrials Oil** in the name and style **DNA ENERGY PRIVATE LIMITED** with effect from **1st March , 2025 for a period of 10 Years on rent basis.**

Shri Lurshai Wahlang
22/1/25
SHRI LURSHAI WAHLANG
NOTARY
Reg. No.- 013 of 2017
Ri Bhoi District, Nongpoh

Period



2. The party of the SECOND PART has agreed to occupy and used the said flat premises for a period of **10 Years** purely on rent basis commencing on **1st March, 2025 and expiring on 28th February, 2036.**

Damage brokerage

3. The SECOND PART shall keep the SAID PREMISES in good condition and if any damages, breakages are caused to the SAID PREMISES, the SECOND PART shall make good the loss caused to the FIRST PART on account of such damages and breakages.

Compensation/Rent

4. The SECOND PART shall pay rent **@ Rs. 50,000/- (Fifty thousand)** only per month shall be paid by the SECOND PART within **10th days** of every month for each preceding English Calendar month as rent for the use of the SAID PREMISES and if the Second part fails to do so for two consecutive months, the FIRST PART has every right to cancel the agreement without any notice thereof. **There shall be an escalation of 10 (Ten)% in the base rent at the end of 3 (three) year(s) and thereafter every 3year(s).**
5. That SECOND PART shall pay the Electricity Bill for the electric energy consumed by THE SECOND PART for the SAID PREMIESE after the bill has been served by the due authority the energy consumed by the SECOND PART. and any other taxes, GST and duties payable or become payable to the state/central government/agencies is the responsibility of the SECOND PART.
6. That a sum of Rs. **5, 00,000/- (Rupees Five lakh)** only shall be paid by the SECOND PART as security money will be kept with the FIRST PART which is refundable at the time of vacating the premises the amount will be Refund according to the **convenience** of the FIRST PART. However, if THE SECOND PART breaks the agreement by vacating the SAID PREMISES before the completion of the period of agreement, in such event the security money shall be forfeited.

MLC
22/11/25
SHRI. LURSHAI WAHLANG
NOTARY
Reg. No. 013 of 2017
Ri Bhoi District, Nongpoh
MEGHALAYA



7. The SECOND PART shall keep the SAID PREMISES in good condition and shall not cause any nuisance and shall refrain from doing any act which might be objectionable to the owner or the neighbors and for this purpose the FIRST PART shall have the right to enter and inspect the said premises at any time suitable to him.

8. The SECOND PART shall not keep, permit or allow anyone else to use the SAID PREMISES or grant license to use and occupy or sublet nor shall transfer or assigns the benefits of this agreement to any other individual/proprietorship/partnership/firm/company.

9. The SECOND PART shall not carry any illegal business or activities nor shall store any prohibited articles or commodities which could cause damage to the SAID PREMISES and shall strictly observe the Rules and Regulations of the Society, Village Dorbar, Hima Myllem, Raid-Marwet and any other Statutory Authorities/Departments.

10. The agreement shall be automatically terminated on completion of **Ten (10) Years** and immediately after that the SECOND PART shall hand over peaceful and vacant possession of SAID PREMISES to the FIRST PART.

Renewal

And whereas both the parties are hereto having an option to renew these agreement/agreements for a further period, both days inclusive on the terms and conditions as will be agreed upon by the FIRST PART. However, if the SECOND PART desires to extend the said agreement, three months prior notice is to be given to the FIRST PART before the completion of the agreement period, otherwise, it will be deemed to be non-renewable in favour of the FIRST PART.

11. That at all times, the OWNERSHIP and LEGAL POSSESSION AND OCCUPATION of the PORTION and the PREMISES shall be that of the FIRST PART, only and the SECOND PART shall use and occupy the SAID PREMISES as TENANT only, and shall not claim any interest of any nature whatsoever in the said PORTION or the PREMISES, and that nothing in THIS AGREEMENT shall be construed to be a demise at law in respect of the PORTION or the PREMISES or to confer the SECOND PART any right of tenancy/sub-tenancy/lease/sub-lease, etc. in respect of the SAID PREMISES.

Nijay Koshi

22/1/25
SHRI. LURSHAI WAHLANG
NOTARY
Reg. No. 013 of 2017
Ri Bhoi District, Nongpoh
MEGHALAYA



12. That the SECOND PART shall, on expiry of the period of THIS AGREEMENT or the RENEWAL PERIOD, as the case may be or on earlier revocation, and/or vacation, of said premises, as herein provided, remove himself together with all his articles/things and hand over the occupation of the licensors, collectively or either of them, peacefully, and without any let/hindrance, in good order and condition normal wear and tear expected.

13. That the FIRST PART and/or their respective authorized agent/s shall have the right to visit/enter the PREMISES for bonafide inspection purpose, at all reasonable times, between sunrise and sunset times, only

14. That the SECOND PART hereby confirm that the premises shall be occupied by them) on "AS-IS-WHERE-IS" basis, and that, therefore, any relevant laws/rules to the contrary notwithstanding, SECOND PART shall not during the period of this agreement, or thereafter, demand or required by the FIRST PART any payment for any additions/alterations/repairs/renovations of the PORTION or the PREMISES, which, if required by THE SECOND PART, shall be carried out by the SECOND PART at his own cost, subject to obtaining prior permission from the FIRST PART subject to the SECOND PART procuring required permission from the concerned SOCIETY/Village Dorbar and all other concerned authorities/institutions.

15. That the SECOND PART hereby agrees to indemnify the FIRST PART and their representative, from all claims/ demands/damages/actions/costs/charges, to which they may have to be held liable, by reason of any activity/negligence/commission/non-performance/non-observance, of any terms/conditions of THIS AGREEMENT, or otherwise, by the SECOND PART or any one acting under him.

16. That THIS AGREEMENT shall be governed by
(a) Indian Contract Act, 1882


22/11/25
SHRI. LURSHAI WAHLANG
NOTARY
Reg. No. 013 of 2017
Ri Bhoi District, Nongpoh
MEGHALAYA




17. That the original of the tenancy agreement signed by both the parties shall be with the First Part and a copy of the same similarly signed shall be with the Second Part.

(b) the SECOND PART specifically agrees to be bound by the relevant Rent Act and any other Act that may be applicable in the state of Meghalaya as at present in force.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS TENANCY AGREEMENT ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Witnesses:

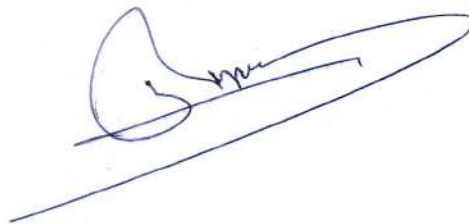
1.  (JESSICA SYRWAH)

2. संजय यादव

3.

4.

Signature of the FIRST PART



Signature of the SECOND PART

Nijay Krishna

IDENTIFIED BY:


Shri. B. Sohpdang
Advocate
Nongpoh Bar Association


22/1/25
SHRI. LURSHAI WAHLANG
NOTARY
Reg. No. 013 of 2017
Ri Bhoi District, Nongpoh
MEGHALAYA

Nijay Krishna