

RENT AGREEMENT

THIS DEED OF AGREEMENT made this 17th day of November, 2025 at Shillong.

BETWEEN

SMTI. JUSTPHINA NARLENG, daughter of (L) Sho Narleng, resident of Pahamkmeidum, Baridua, Ri-Bhoi District, Meghalaya, registered and absolute owner of a plot of land situated at 9th Mile, Baridua, Ri-Bhoi District, Meghalaya (hereinafter called "The **LANDLORD**"), which term or expressions shall unless excluded by or repugnant to the context mean and include its successors-in-interest and assigns of the one part.

Justphina Narleng

AND

M/S NISHAT UDYOG, a Partnership Firm, represented by its Partner **SHRI. SHAHJAHAN CHOUDHARY** son of (L) Abdus Sukkur Choudhary, resident of GNB Road, P.S. Outpost Hojai, P.O. Hojai, District – Hojai, Assam, 782435 (hereinafter called "The **TENANT**"), which term or expressions shall unless excluded by or repugnant to the context mean and include its successors-in-interest and assigns of the other part.

Shahjahan Choudhary

WHEREAS the Landlord is the absolute and in possession of the above-mentioned vacant land at, 9th Mile, Baridua, Raid Marwet, Dist. Ri-Bhoi (Meghalaya), hereinafter more particularly described as the **Schedule Property**.

Shahjahan



AND WHEREAS the Tenant is an entrepreneur, having business of import, exports, trading of Agarwood based products hereinafter referred as to the **Business**.

AND WHEREAS to meet its business objectives it is necessary for the Tenant to establish processing unit of Agarwood products and approached the Landlord for providing the landed property on rent.

AND WHEREAS the Landlord has agreed to let out the vacant plot of land to the Tenant for the purpose of setting up a processing unit of Agarwood, Agar Oil & Perfume products and now both parties have agreed to the terms and conditions of the lease, which are given bellow:

1. That the Landlord has rented out the Scheduled property to the Tenant at a monthly rental of Rs. 7,000/- (Rupees Seven Thousand) only payable on or before 10th day of every month according to English Calendar for the current month.
2. That the tenure of the said agreement shall be for a period of 5 (Five) years commencing from the 1st day of April, 2025 to 31st March, 2030 and shall be extended further on mutual consent of both the parties.
3. That the Tenant shall use the premises purely for the business namely setting up of Industry for processing of agar wood only and shall not keep/store in the premises any goods/articles as are forbidden by the law.



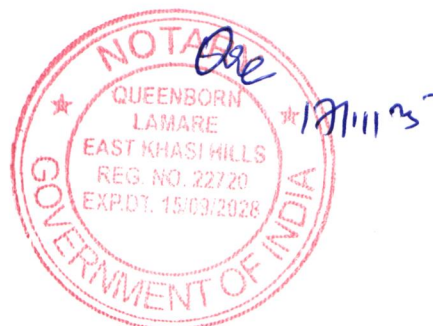
Justphina Norlung
Shayachan Choudhury

4. That the aforesaid rented premises are provided with electric light connection with separate sub-meters by the Landlord and the Tenant will pay electric charges as per the said meter every month. If the Tenant fails to pay electric to pay electric charges for maximum three months, the Landlord will have the liberty to disconnect the electric supply without any information to the Tenant.
5. That the Tenant hereto agrees in all things to the subject to reasonable orders and directions of the Landlord who may enter and inspect the state and conditions of the said premises at all reasonable times.
6. That the Tenant shall not transfer or sub-let or allow any other person to use or occupy part or whole of the tenement or allow any other person or persons to enjoy the amenities such as drainage, water, electricity etc., from its tenement expect with written permission from the Landlord.
7. That the rent of the premises be in arrear for the space of one Calendar month after the same becomes due (whether legally demanded or not) or otherwise commits any breach of the terms & conditions stipulation hereunder imposed or is adjudicated insolvent, it will be lawful on the part of the Landlord to determine the tenancy hereunder created and may enter into the premises and the Tenant shall thereupon deliver quiet and peaceful possession of the said premises to the Landlord.

Justina Nalby

Chodhury

Shayahan



8. That the Tenant and/or its men, employees, representatives etc., shall not cause or help to cause annoyance or disturbances to the peaceful possession of the occupier of the houses, neighbors etc., and the Tenant shall be responsible for any incident, immoral behavior conducted by itself and/or officials, employees, representatives etc.
9. That at the expiry of or sooner termination of the aforesaid tenancy agreement, the tenant shall peacefully and quietly vacate and deliver vacant possession of the premises aforesaid in good condition to the Landlord.
10. That the Tenant may vacate the premises by giving three months' notice to the Landlord or if the Landlord wants to get the premises vacated, it may do so by giving three months' notice to the Tenant.
11. That in the event the Landlord desire to Sell/Transfer/Mortgage otherwise dispose of its/his/her/their interest in the Demised Premises the Landlord may do so by keeping informed the Tenant in writing, 30 days' notice in advance, about any such transaction.
12. That it is agreed that if the Tenants is desirous to continue/extent with the occupation of the rented premises on expiry of this instant Tenancy Agreement i.e., for a period of 5 (Five) years, the Tenant shall before the term expires

Jushina Nooling

Shahjahan Chowdhury



communicate in writing to the Landlord informing his intention to continue/renew/extension of this Tenancy agreement, so as to enable the Landlord to formulate and draw a fresh terms and conditions in respect of the rented premises with an enhancement of monthly rent @ 10% on mutual consent of both the parties.

13. That the Landlord agrees with the Tenant that the latter paying the rent hereby reserved and observing and performed shall peacefully hold and enjoy the demised premises during the said term and any renewal thereof, without any interruption or disturbance from or by the Landlord or any person claiming by through or under him.

14. That provided always and it is hereby expressly agreed that if at any time there shall arise any dispute, doubt, difference or question with regard to the interpretation or meaning of any term and conditions of this instrument or in respect of the right, duties and liabilities of the parties hereto or in any way touching or arising out of these present or otherwise in relation to the demised premises, every such dispute, difference, doubt or question shall amicably be settled by both the parties. In case of non-settlement of such dispute or difference amicably, the same shall be within 30 (Thirty) days from non- settlement of the said dispute or difference amicably referred to the Local Jurisdiction of Civil Court.

Jusphina Norlung

Shahjahan Chowdhury



IN WITNESS THEREOF the parties hereto have executed this Deed of Agreement on the 17th day of November, 2025 at Shillong.

SCHEDULE PROPERTY

One vacant plot of land space measuring 31944.75 sq. ft more or less [for use as setting up a processing unit of Agarwood products]. situated at village Baridua, 9th Mile, District: Ri-Bhoi (Meghalaya),

WITNESSES:

1. *Patricia Narlung*
Patricia Narlung
Pahamdohlun.

Justina Narlung

SIGNATURE OF THE LANDLORD

2. *Rafique Aman*
Village:- Klongpoh.
Ri-Bhoi-Dist
(Meghalaya) 793102.

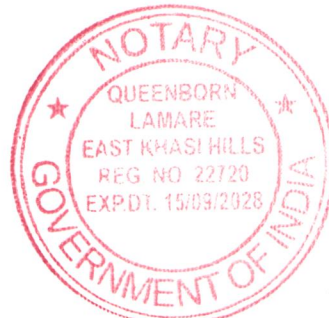
Shahjahan Choudhury
SIGNATURE OF THE TENANT

Identified by:

Bhosh
(Smt. B. Ghosh)
Advocate, Shillong

are 17/11/25

NOTARY PUBLIC: SHILLONG



Queenborn Lamare
NOTARY
East Khasi Hills District
Reg. No. 22720