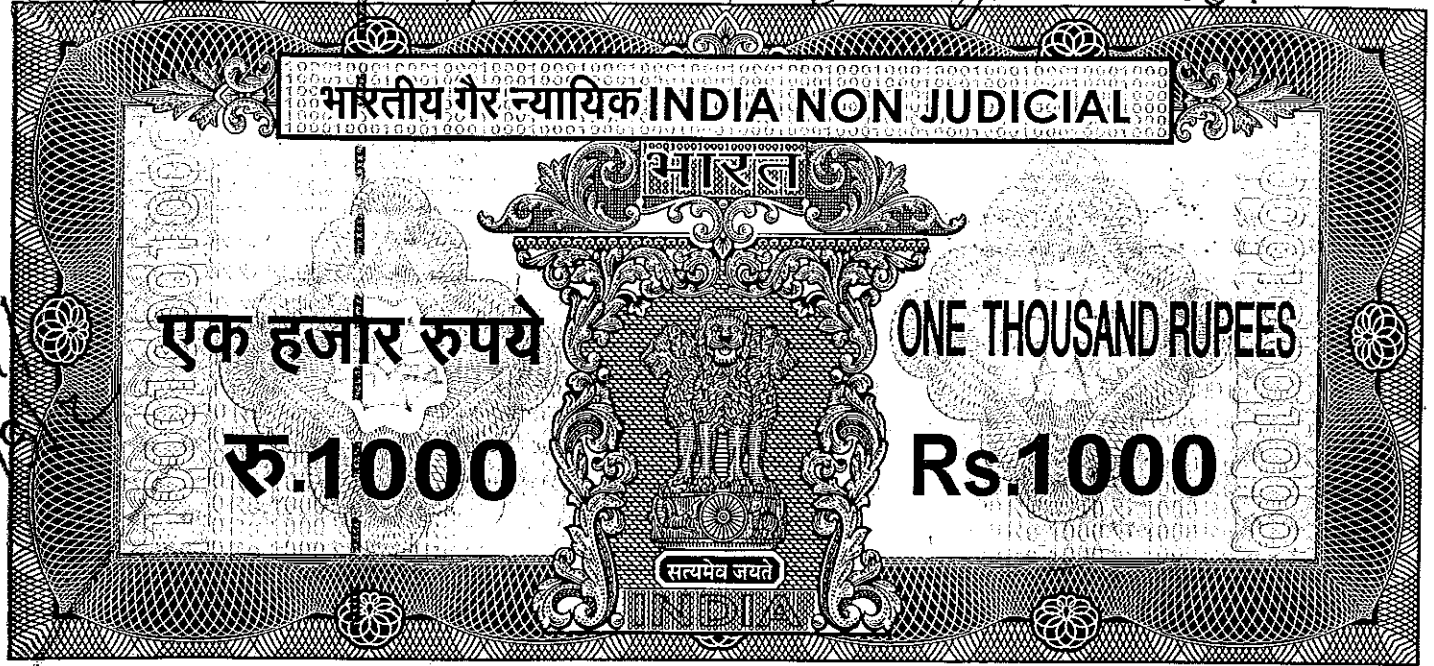


6129 Sale value 125,000 = w f.s. Baharagpur 4889



झारखण्ड JHARKHAND

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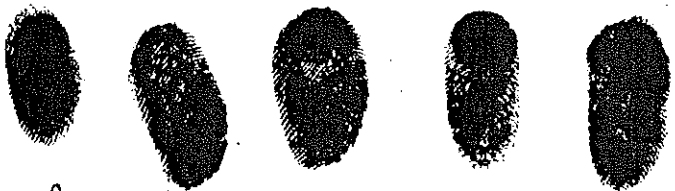
जमशेदपुर जिला  
जमशेदपुर में जिला कार्यालय / प्रशासन  
जमशेदपुर के अधीन की गई है।  
जमशेदपुर कानूनकारी अधिनियम 1908  
की धारा 46 (1) (b) के अंतर्गत नहीं है।

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See find  
3750 = w  
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500.00  
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Finger prints impression of left hand of  
Mr. Hagan Mahabur by the pen of Agsther  
01/09/12



Finger prints impression of left hand of  
Mr. Durga Mahabur by the pen of Agsther  
01/09/12



SALE DEED

This Sale Deed is made on this the 01<sup>st</sup> day of September, 2012, at Jamshedpur, by:

जमशेदपुर  
जिला  
01/09/12





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L.P. I of Hagru Mahakur



L.P. I of Durga Mahakur

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1. Mr. HAGRU MAHAKUR ✓

2. Mr. DURGA MAHAKUR ✓

Both Sons of Late Amulya Mahakur

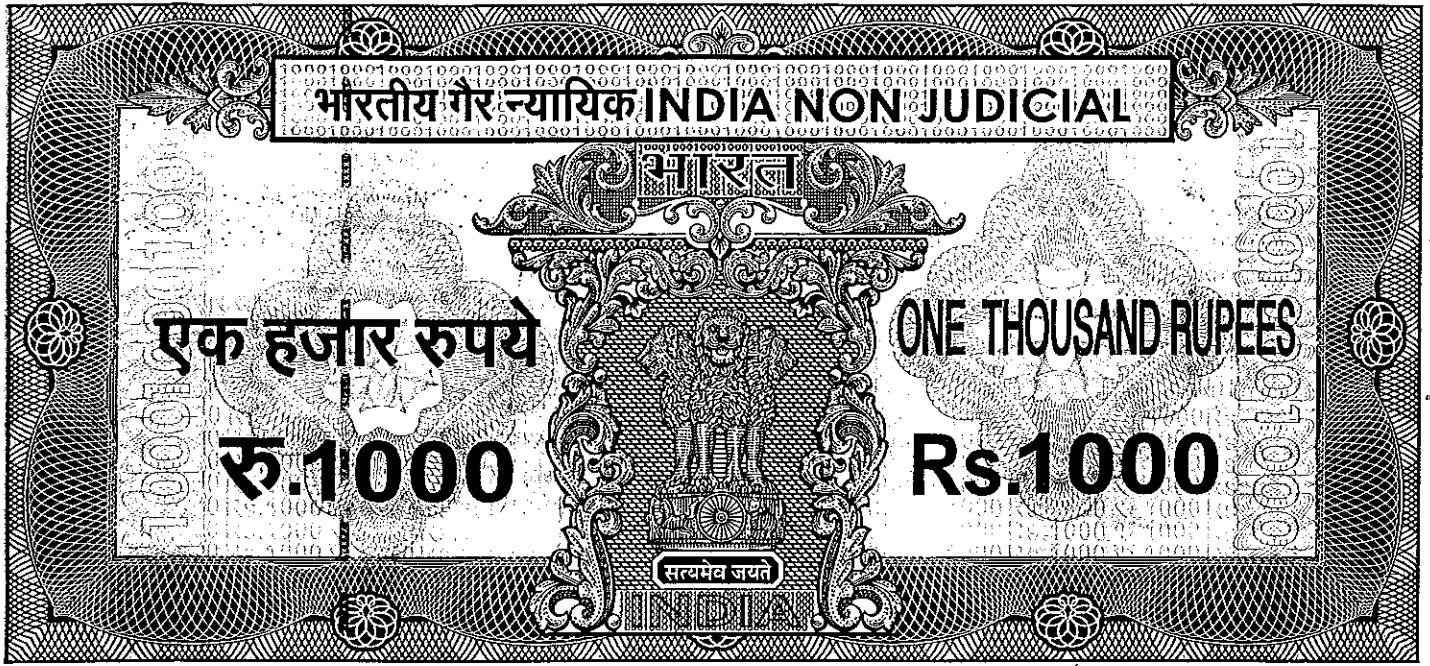
(Mahakur).

Both By Caste Bagal, By Faith Hindu, By Nationality Indian, By Occupation Cultivation, Resident of Village Ulda, P.S. Barsole, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDORS / SELLERS" (which expression shall unless excluded by or repugnant to the context must mean and include their legal heirs, successors, administrators, nominees, legal representatives, executors and assigns) of the One Part.

IN FAVOUR OF

M/s. GLOBUS SPIRITS LIMITED a company registered under the Companies Act, 1956, having its Registered Office at A - 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J-1897, FF, Chittaranjan Park, New Delhi-110019.





झारखण्ड JHARKHAND



L.T.I of Hagru  
Mahakur

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L.T.I of Durga  
Mahakur

both by the son of  
Amulya Mahakur  
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Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by or repugnant to the context must mean and include his legal heirs, successors, administrators, representatives, executors, nominees and assigns) of the Other Part.

NATURE OF DEED :

SALE DEED

CONSIDERATION AMOUNT :

Rs. 50,000/-

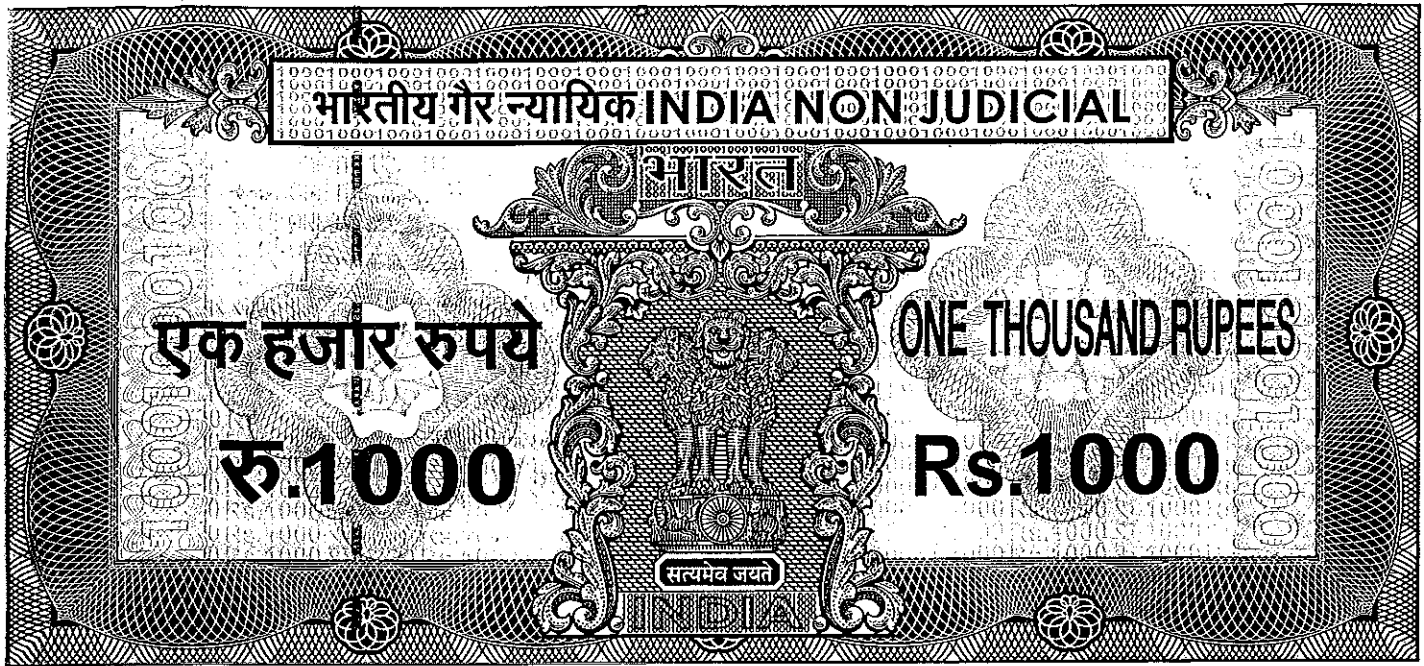
(Rupees Fifty Thousand) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 1,25,000/- only.

Witnesseth as Follows:

WHEREAS, the schedule below property recorded in Khata No. 376 being in Plot No. 1453, in Mouza Ulda is recorded in the name of Rajo Bala Dasi wife of Lal Mohan Mahakur as per the Survey Settlement of 1964 in the Khatian and she is in peaceful physical possession over the same without any interruption from any person in her lifetime And after the demise of said Rajo Bala Dasi her son namely: Amulya Mahakur came in possession and after his demise his two sons namely: Hagru Mahakur & Durga Mahakur (Present Vendors) have become the joint lawful and absolute owners and they are in peaceful physical possession over the said schedule below property without any interruption from any person or corner.





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AND WHEREAS, the above named Vendors are the lawful, absolute and bonafide owners of the schedule below property jointly and enjoying over the said schedule below property with all their right, title and interest and also has peaceful physical possession over the same without any interruption from any person or corner.

AND WHEREAS since then the Vendors have been in continuous possession and enjoyment of the Lands and paying taxes and levies thereon, as sole and absolute owners thereof.

AND WHEREAS the Vendors hereby declares and covenants with the Purchaser that they are the sole and absolute owners of the Lands and have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendors further declare that they have not done any acts, deeds or things so as to curtail, restrict or prejudice its right to convey or prevent it from selling the Lands in terms of this Deed.



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L.P.I. of Dunga Mahakum

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AND WHEREAS, the Vendors are being in urgent need of money to meet their respective family expenses, they have jointly decided to sell the schedule below property and approached the Purchaser for the same, to which the Purchaser agreed and offered to pay the highest consideration amount of Rs. 50,000/- (Rupees Fifty Thousand) only, as Full and Final consideration amount thereof. Hence, to avoid all or any kind of disputes and misunderstandings both the parties entered into this sale deed on the following terms and condition.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 50,000/- (Rupees Fifty Thousand) only, vide Cheque No. 518780, Dated: 13.07.12, drawn on State Bank of India, New Delhi Branch in favour of Mr. Gouri Shankar Dash paid by the Purchaser on the wish and direction of the Vendors towards their full and final consideration as they do not have their personal bank account, the Vendors do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.
2. That, the Vendor has delivered the possession of the said schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it/he likes.
3. That, from this day the Vendor shall ceases to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.





L.P.T. of Hagar Mahabir

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L.P.T. of Dwyer Mahabir



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4. TOGETHER WITH all and singular the structures, house, with four side fencing, edifices, buildings, units, sheds, extensions, court yards, areas, compounds, sewers, drains, ditches, fences trees, plants, shrubs, ways, paths, passage, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said Lands or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here, before, usually held used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatever.

5. AND ALL THE ESTATE with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims demands, privileges, appurtenances, or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to the Lands of the Vendors or any part thereof TO HAVE AND TO HOLD all and singular the Lands hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT TO free from all encumbrances, charges, mortgages, litigation and other statutory charges, the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or any other public body or local authority in respect thereof, the Vendors doth hereby for itself and its successors and assigns covenant with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary the Vendors now have in itself good right full power and absolute authority to grant convey transfer and assure the Lands hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid.

AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Lands hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust



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for them, the Vendors or their successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser their successors or assigns or its or their counsel in law for assuring the Lands and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid

6. That, the Vendors further represent and warrant as under:

- (a) That all charges towards rates, cesses, taxes, outgoings including municipal taxes, local taxes, water taxes and charges, electricity bills, and such other taxes and levies by the concerned local authorities and/or government till date have been duly paid, and are not in arrears thereof payable by the Vendors in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the Lands and that the Vendors have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the Lands or any part thereof. The Vendors shall always be liable to pay all outgoings and taxes which are imposed on and in relation to the Lands for the period prior to the execution of these presents. Hereafter, the Purchaser shall pay all such taxes, cesses, charges and outgoings as stated above;
- (b) The Vendors have not received any notice of attachment, acquisition or requisition relating to the Lands;
- (c) Immediately prior to the execution of this Deed, the Vendors were in possession of the Lands and no other person or entity is in actually or conditionally entitled to possession, occupation, use or control of the Lands or any part thereof;



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- (d) The Vendors have a legal right, title and interest and has good and marketable title to the Lands and the Lands are free from any claims, demands, tenancies, liens or interest, share, right or title of any person other than the Vendors;
- (e) The Vendors have not prior to this Deed entered into any subsisting agreements, arrangements oral or written with regard to the sale of the Lands or any part thereof, other than with the Purchaser;
- (f) There are no charges, mortgages or other encumbrances existing in or over the Lands or any part thereof;
- (g) That there is no written notice of any subsisting default or breach on the part of the Vendors of any provisions of law in respect of the Lands or any part thereof;
- (h) The approach road to the Lands is a public road and that the Vendors have free access to the Lands without any payments to any third party;
- (i) All applicable laws including change in the permitted use or manner of use and transfer of Lands and all governmental approvals affecting the Lands have been obtained and complied ;
- (j) There are no proceedings instituted by or against the Vendors and pending in any Court or before any authority in relation to the Lands and the Lands are not under any lispendens.

AND that the Vendors hereby declare and covenant with the Purchaser that it shall do or cause to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for more fully and perfectly assuring the right, title and interest of the Purchaser in the Lands herein conveyed and the Purchaser shall bear such expenses.



L.T.I. of Hagan Bahadur

L.T.I. of Durga Bahadur

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SCHEDULE

(Description of the landed property hereby sold)

All that piece and parcel of raiyati land now converted into commercial / homestead land, Situated in Mouza Ulda, Block / Anchal Bahragora, within P.S. Barsole, Thana No. 601, Halka No. VII, under the Sub Registry Office at Ghatshila, and District Sub Registry Office at Jamshedpur, District East Singhbhum, and State Jharkhand, recorded under:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
376	1453	37 Decimals

This is bounded by:

North: M/s. Globus Spinto limited (Purchaser Ny),  
South: M/s. Globus Spinto limited (Purchaser Ny),  
East: M/s. Globus Spinto limited (Purchaser Ny),  
West: M/s. Globus Spinto limited (Purchaser Ny),

The annual rent payable to the Landlord i.e. the State of Jharkhand through Circle Officer, Bahragora.

In Witness Whereof the Vendor has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and explained the contents of this Sale Deed in Bengali / Hindi to the Vendor by me.

A. Meel.

WITNESSES:

1. Britam Singh  
2. Gouri Shankar Dahi.

Printed by: A. Meel.

Jamshedpur Court.

Drafted by:

A. Meel

AVIJIT MANDAL

Enrollment No.-14/2010  
(Advocate Jsr. Court)



L.T.I of Hagan  
Malam

L.T.I of Durga Malam

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Ajay Kumar  
01/09/12

For Globus Spirits Limited

Director



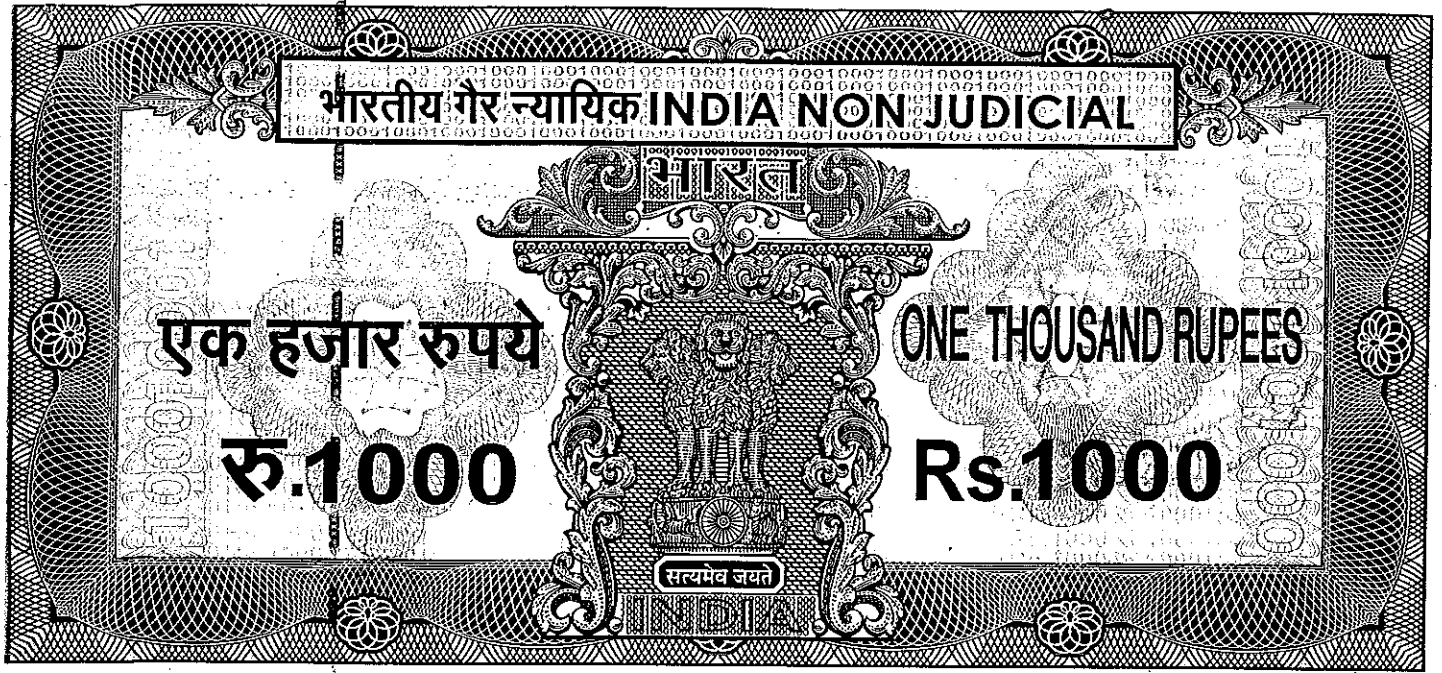
Attested

Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

*Ajaj Kumar*  
AJAJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)





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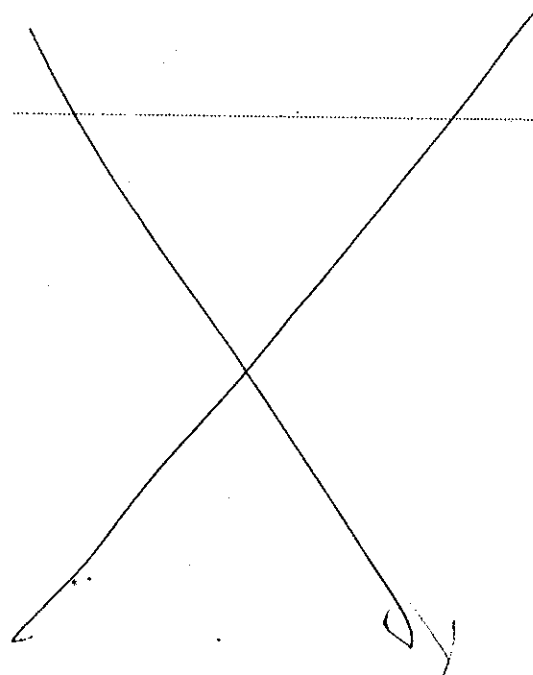
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L.T.I of Durga Mahakum

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*[Signature]*  
01/09/12







**निबंधन विभाग, झारखंड**  
**जमशेदपुर**  
**जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)**

Token No: 11

Token Date/Time: 01/09/2012 13:27:08

Document Type	Sale Deed	Presenter	Hagru Mahakur	Date of Entry	01/09/2012
Presenter Name & Address	Village:Ulda, Ps:Barsole, Dist:E.Singhbhum	DOE		Total Pages	28
Stampable Doc. Value	125000	Stamp Value	5000	Book	1
Document Value	125000	Serial No.	0.	CNO/PNO	
Special Type					
Remarks / Other Details					

**Property Details:**

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	376	1453			OR_COMM	37 Decimal	118400

**Other Property Details:**

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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**Party Details:**

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Hagru Mahakur	Late Amulya Mahakur	Cult.	Other		Village:Ulda, ps:Barsole, Dist:E.singhbhum
2	VENDOR	Durga Mahakur	Late Amulya Mahakur	Cult.	Other		Village:Ulda, Ps:Barsole, Dist:E.Singhbhum
3	VENDEE	M/S Globus Spirits Ltd.Rep.By Dr.Bhaskar Roy	Shib Narayan Roy	Service	Other		Office at A-46, Friends Colony(Est), New Delhi 110065
4	Identifier	Pritam Singh	Kali Prasad Singh	Service	Other		MBJ 283,Husanabad,Jaunpur(U.P.)
5	Witness1	Pritam Singh	Kali Prasad Singh	Service	Other		Mbj 283,Husanabad,Jaunpur(U.P.)
6	Witness2	Gouri Shankar Das	Late Bibhuti Bhushan Das	Business	Other		vill:Gahalamura,ps:barsole,Dist:E.singhbhum

**Fee Details:**

SN	Description	Amount
1	A1	3,750.00
2	SP	420.00
3	I	500.00
4	M	150.00
5	LL	2.50
6	PR	0.94
Total		4,823.44



L.T. J. of Hagru Mahakur  
By the way J. J. J.  
11/9/12

उपर्युक्त प्रविष्टियाँ-दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया है-  
हजार नब्बे पचास के पुर्ण नब्बे के इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

हजार नब्बे पचास के पुर्ण नब्बे के  
पिता-आली प्रसाद सिंह  
पेशा-कृषक

आली प्रसाद सिंह  
कृषक

निबंधन पदाधिकारी का हस्ताक्षर





निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.11 Token Date: 01/09/2012 13:27:08

Serial/Deed No./Year :6129/4889/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Hagru Mahakur</b> Father/Husband Name:Late Amulya Mahakur (VENDOR) Village:Ulda, ps:Barsole, Dist:E.singhbhum		
2	<b>Durga Mahakur</b> Father/Husband Name:Late Amulya Mahakur (VENDOR) Village:Ulda, Ps:Barsole, Dist:E.Singhbhum		
3	<b>M/S Globus Spirits Ltd.Rep.By Dr.Bhaskar Roy</b> Father/Husband Name:Shib Narayan Roy (VENDEE) Office at A-46, Friends Colony(Est), New Delhi 110065		
4	<b>Pritam Singh</b> Father/Husband Name:Kali Prasad Singh (Identifier) MBJ 283,Husanabad,Jaunpur(U.P.)		
5	<b>Pritam Singh</b> Father/Husband Name:Kali Prasad Singh (Witness1) Mbj 283,Husanabad,Jaunpur(U.P.)		
6	<b>Gouri Shankar Das</b> Father/Husband Name:Late Bibhuti Bhushan Das (Witness2) vill:Gahalamura,ps:barsole,Dist:E.singhbhum		

Book No. I  
Volume 219  
Page 91 To 118  
Deed No 6129/4889  
Year 2012  
Date 01/09/2012 13:53:57

District Sub Registrar

Signature of Operator





L.T.I. of Harnu  
Mahalpur  
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L.T.I. of Durga  
Mahalpur

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7. That, the Vendors hereby declares that they have good and perfect title over the schedule below property and that the Vendors hereby indemnify and keep the Purchaser or its successors and assigns fully indemnified against any loss or liability, cost or claims, action or proceedings against the Land , if any should arise, at any time in future against the Purchaser owing to any issues including defect in or for want of clear marketable title or due to any defect, violation or non-compliance of any of the declarations or covenants herein, which may affect the possession, peaceful enjoyment or use of the Lands and the Vendor shall alone be liable to make all payments, charges, expenses, taxes that may be required to be paid to enable continuous and peaceful enjoyment, possession and use of the Lands by the Purchaser. The Purchaser shall also have the right to claim damages and other costs, in addition to all legal remedies available to it for such loss or harm suffered by it due to breach or misrepresentation by the Vendors in this Deed.

8. That, the Vendors are further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property.

9. That, the Vendor must deliver all the original relevant documents which are in his possession pertaining to or relating to the Lands to the Purchaser in respect of the said schedule below property. And the Purchaser is at liberty to have its/his name mutated or get the company's name mutated in the office of the landlord i.e. the State of Jharkhand through Circle Officer, Bahragora and pay rent, municipality charges and taxes for the same in his own name or in the name of the company and obtain receipt thereof.

10. That, the terms and conditions of this Sale Deed will be binding on both the Vendor and the Purchasers which shall mean and include their respective legal heirs and successors. Any kind of disputes or legal complication if any arise out of this indenture must be resolved in the competent court.



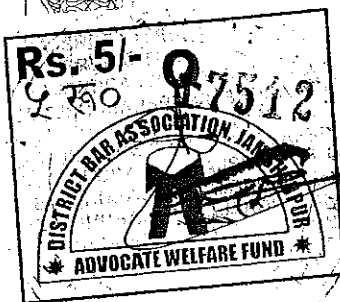
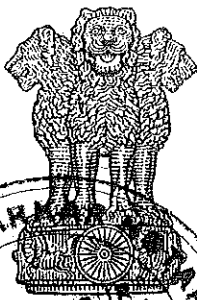
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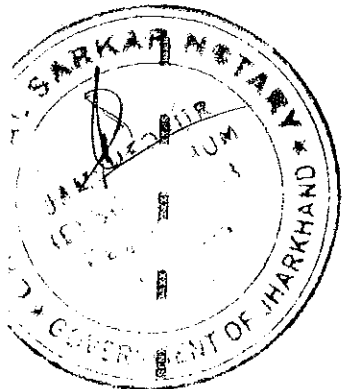
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INDIA NON JUDICIAL

जमशेदपुर JHARKHAND

B 781-822



Tapan K. Barik

For Globus Spirits Limited  
Director

Identified by me  
Advocate  
2/5/12

COMMISSION / BROKING AGREEMENT

This Commission / Broking Agreement is made on this the 12<sup>th</sup> day of May, 2012 at Jamshedpur.

BETWEEN

Mr. TAPAN KUMAR BARIK

Son of Sri Jyotindra Barik

By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of P.O. Arong, Thana Barsole, Village Barasati, District East Singhbhum, State Jharkhand. Hereinafter called the "First Party / Broker / Agents" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, administrators, executors, legal representatives, nominees and assigns) of the First Part.

2 MAY 2012



Tapan K. Banik

For Globus Spirits Limited  
Director

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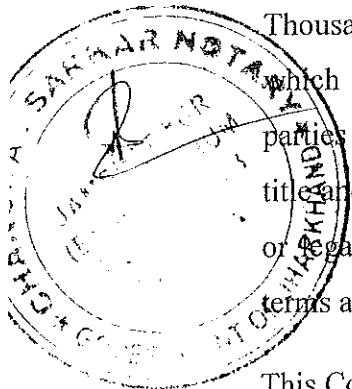
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M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A – 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J – 1897, FF, Chittaranjan Park, New Delhi – 110019. Hereinafter called the Second Party / Company (which expression shall unless repugnant to the context mean and include their legal heirs, successors, administrators, executors, representatives & assigns) of the Other Part.

WHEREAS, the Second Party is interested in setting up of a Manufacturing Plant in the State of Jharkhand for which they have finalized lands in Anchal Bahragora, Mouza Ulda, for setting up of the unit and for that purpose they require lands for which they have approached the First Party / Agents to acquire lands for the company from the local people or local land owners to which the First Parties agreed as the company offered a brokerage amount of Rs. 64,285/- (Rupees Sixty Four Thousand Two Hundred and Eighty Five) only, Per Acre i.e. a Total amount of Rs. 11,35,273/- (Rupees Eleven Lacs Thirty Five Thousand Two Hundred and Seventy Three) only, for the dealing of the Entire Lands which are getting registered on 12<sup>th</sup> May 2012. And it is mutually agreed between the parties that it will be the sole responsibility of the First Party to acquire lands that has clear title and without any litigation. Hence, to avoid any or all kind of disputes, misconception or legal complication both parties decided to enter into this indenture on the following terms and conditions.

This Commission / Broking Agreement witnesseth as follows:

1. That, the First Party will negotiate the rates on behalf of the company with the actual land owners and the rate so fixed will be finalized and the payments to the Land Owners will be made by the Second Party as per the direction of the First Party the amount payable for the Lands will be directly received by the Land Owners through the First Party {brokers} and the amount over and above the land i.e. the brokerage amount will be received by the First Party directly from the company.



2 MAY 2012



12/5/12

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2. That, it is the sole liability and responsibility of the First Party to get the lands registered in the name of the Second Party i.e. the Company: M/s. Globus Spirits Limited on valuable consideration and the obligation of delivering the possession of the said lands to the company is solely on the First Party as they were charging brokerage for the same from the company. The First Party hereby declares that peaceful physical possession of the lands will be given to the Second Party after they receive their brokerage amount. And the First Party receives his full brokerage amount vide Cheque No. 518746, & 518747, both Dt: 01.05.2012 of S.B.I., New Delhi.

3. That, it is the duty of the First Party to check and recheck the title of the Land Owners and also verify the legal heirs and successor of the original recorded owners as because the First Party belongs to the same place and familiar with the land owners the First Party has further promised the Second Party that after executing and registering the Sale Deeds in favour of the Second Party, the First Party will also get the lands mutated in the records of the State Government through Anchal Adhikari, Bahragora.

4. That, the First Party is in full knowledge of the family members of the recorded owners and in good terms with the original land owners, hence, if even after executing the Sale Deeds, the presence of the Land Owners were required in future then the First Party will be solely responsible to get them for executing any other document for clearing the title of the Second Party.

That, this indenture will be binding on both the parties including their legal heirs and successors and the parties has signed this indenture on their own free will and consent and without any undue influence from any person or corner. Any dispute arising out of this indenture must be resolved amicably within the parties.

In witness whereof the parties has put their signatures on this indenture on the 12th day of May, 2012 at Jamshedpur.

Witnesses:

1. Gowri Shankar Das,

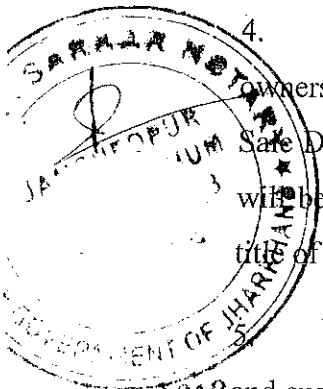
**For Globus Spirits Limited**

Signature of First Party

2. Shree Pottan Lal  
(Santosh Kumar Pottan Lal)

**Director**

Signature of Second Party



2 MAY 2012

CHANDAN KUMAR  
NOTARY PUBLIC  
JAMSHEDPUR, EAST SINGBHOUM  
GOVT. OF JHARKHAND





झारखण्ड JHARKHAND

B 781821

*Manas Roy*

*For Globus Spirits Limited*  
*Director*

Identified by me

*12/5/12*  
*Advocate*

COMMISSION / BROKING AGREEMENT

This Commission / Broking Agreement is made on this the 12<sup>th</sup> day of May, 2012 at Jamshedpur.

12 MAY 2012

BETWEEN

Mr. MANAS ROY

Son of Late N. K. Roy

By Faith Hindu, By Nationality Indian, By Occupation Business, By Caste Brahmin, Resident of 21/C, Padmapukur Road, Kolkata 47, State West Bengal. Hereinafter called the "First Party / Broker / Agents" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, administrators, executors, legal representatives, nominees and assigns) of the First Part.



Manoj Roy  
For Globus Spirits Limited  
Director

:: 2 ::

AND

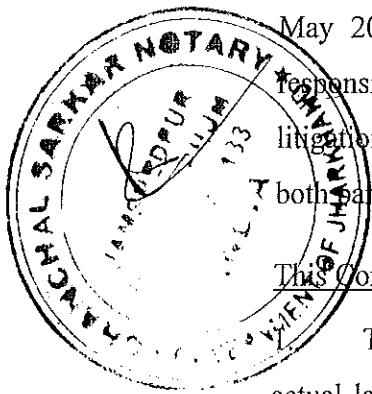
Identified by me  
15/5/12  
Advocate

M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A - 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J - 1897, FF, Chittaranjan Park, New Delhi - 110019. Hereinafter called the Second Party / Company (which expression shall unless repugnant to the context mean and include their legal heirs, successors, administrators, executors, representatives & assigns) of the Other Part.

WHEREAS, the Second Party is interested in setting up of a Manufacturing Plant in the State of Jharkhand for which they have finalized lands in Anchal Bahragora, Mouza Ulda, for setting up of the unit and for that purpose they require lands for which they have approached the First Party / Agents to acquire lands for the company from the local people or local land owners to which the First Parties agreed as the company offered a brokerage amount of Rs. 11,902/- (Rupees Eleven Thousand Nine Hundred and Two) only, Per Acre i.e. a Total amount of Rs. 2,10,189/- (Rupees Two Lacs Ten Thousand One Hundred and Eighty Nine) only, for the dealing of the Entire Lands which are getting registered on 12<sup>th</sup> May 2012. And it is mutually agreed between the parties that it will be the sole responsibility of the First Party to acquire lands that has clear title and without any litigation. Hence, to avoid any or all kind of disputes, misconception or legal complication both parties decided to enter into this indenture on the following terms and conditions.

This Commission / Broking Agreement witnesseth as follows:

That, the First Party will negotiate the rates on behalf of the company with the actual land owners and the rate so fixed will be finalized and the payments to the Land Owners will be made by the Second Party as per the direction of the First Party the amount payable for the Lands will be directly received by the Land Owners through the First Party {brokers} and the amount over and above the land i.e. the brokerage amount will be received by the First Party directly from the company.



12 MAY 2012




Identified by me

12/5/12  
CHAACHMAL SARKAR  
NOTARY PUBLIC  
JAMSHEDPUR, EAST SINGHEMUM  
GOVT. OF JHARKHAND

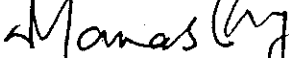

5. That, this indenture will be binding on both the parties including their legal heirs and successors and the parties has signed this indenture on their own free will and consent and without any undue influence from any person or corner. Any dispute arising out of this indenture must be resolved amicably within the parties.

In witness whereof the parties has put their signatures on this indenture on the 12<sup>th</sup> day of May, 2012 at Jamshedpur.

Witnesses:

1.   
Portia Cuyler

2. Reptilien  
(herz Kreis - Reptilien)


 Signature of First Party  
**For Globus Spirits Limited**  

 Signature of Second Party  
**Director**



भारतीय गैर न्यायिक

एक सौ रुपये

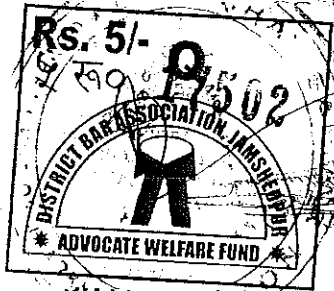
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ONE  
HUNDRED RUPEES

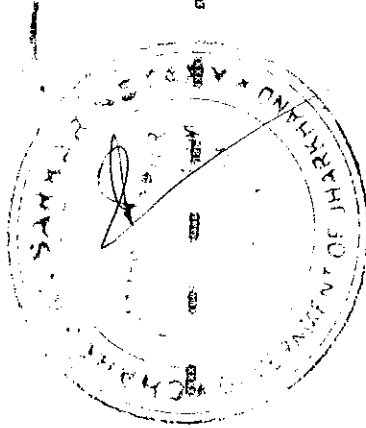


भारत INDIA  
INDIA NON JUDICIAL



ND

B 781820



Gouri Shankar Dash

For Globus Spirits Limited  
Director

Identified by me

12/5/12  
Advocate

COMMISSION / BROKING AGREEMENT

12 MAY 2012

This Commission / Broking Agreement is made on this the 12<sup>th</sup> day of May, 2012 at Jamshedpur.

BETWEEN

Mr. GOURI SHANKAR DASH

Son of

By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of \_\_\_\_\_

\_\_\_\_\_ District East Singhbhum, State Jharkhand. Hereinafter called the "First Party / Broker / Agents" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, administrators, executors, legal representatives, nominees and assigns) of the First Part.



*Gari Shrivastava*

**For Globus Spirits Limited**  
*[Signature]*  
Director

:: 2 ::

AND

Identified by me  
*[Signature]*  
25/5/12  
Advocate

M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A – 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J – 1897, FF, Chittaranjan Park, New Delhi – 110019. Hereinafter called the Second Party / Company (which expression shall unless repugnant to the context mean and include their legal heirs, successors, administrators, executors, representatives & assigns) of the Other Part.

WHEREAS, the Second Party is interested in setting up of a Manufacturing Plant in the State of Jharkhand for which they have finalized lands in Anchal Bahragora, Mouza Ulda, for setting up of the unit and for that purpose they require lands for which they have approached the First Party / Agents to acquire lands for the company from the local people or local land owners to which the First Parties agreed as the company offered a brokerage amount of Rs. 4,762/- (Rupees Four Thousand Seven Hundred and Sixty Two) only, Per Acre. a Total amount of Rs. 84,097/- (Rupees Eighty Four Thousand and Ninety Seven) only, for the dealing of the Entire Lands which are getting registered on 12<sup>th</sup> May 2012. And it is mutually agreed between the parties that it will be the sole responsibility of the First Party to acquire lands that has clear title and without any litigation. Hence, to avoid any or all kind of disputes, misconception or legal complication both parties decided to enter into this indenture on the following terms and conditions.

12 MAY 2012

This Commission / Broking Agreement witnesseth as follows:

1. That, the First Party will negotiate the rates on behalf of the company with the actual land owners and the rate so fixed will be finalized and the payments to the Land Owners will be made by the Second Party as per the direction of the First Party the amount payable for the Lands will be directly received by the Land Owners through the First Party {brokers} and the amount over and above the land i.e. the brokerage amount will be received by the First Party directly from the company.



:: 3 ::

2. That, it is the sole liability and responsibility of the First Party to get the lands registered in the name of the Second Party i.e. the Company: M/s. Globus Spirits Limited on valuable consideration and the obligation of delivering the possession of the said lands to the company is solely on the First Party as they were charging brokerage for the same from the company. The First Party hereby declares that peaceful physical possession of the lands will be given to the Second Party after they receive their brokerage amount. And the First Party receives his full brokerage amount vide Cheque No. 518748, Dt: 01.05.2012 of S.B.I., New Delhi.

3. That, it is the duty of the First Party to check and recheck the title of the Land Owners and also verify the legal heirs and successor of the original recorded owners as because the First Party belongs to the same place and familiar with the land owners the First Party has further promised the Second Party that after executing and registering the Sale Deeds in favour of the Second Party, the First Party will also get the lands mutated in the records of the State Government through Anchal Adhikari, Bahragora.

4. That, the First Party is in full knowledge of the family members of the recorded owners and in good terms with the original land owners, hence, if even after executing the Sale Deeds, the presence of the Land Owners were required in future then the First Party will be solely responsible to get them for executing any other document for clearing the title of the Second Party.

That, this indenture will be binding on both the parties including their legal heirs and successors and the parties has signed this indenture on their own free will and consent and without any undue influence from any person or corner. Any dispute arising out of this indenture must be resolved amicably within the parties.

In witness whereof the parties has put their signatures on this indenture on the 12<sup>th</sup> day of May, 2012 at Jamshedpur.

Witnesses:

1. Topam K. Barik

For Globus Spirits Limited

Signature of First Party

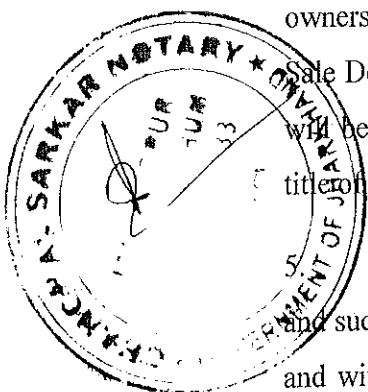
2. Reefetnarayan

Signature of Second Party

Director

Identified by me

12/5/12



12 MAY 2012  
ANCHAL ADHIKARI  
NOTARY PUBLIC  
JHARKHAND  
GOVT. OF JHARKHAND



भारतीय गैर न्यायिक

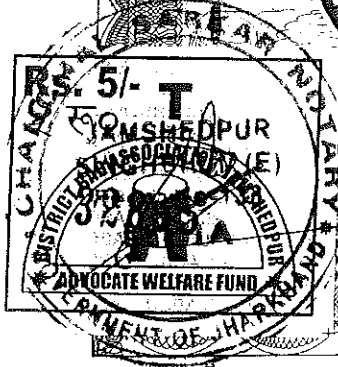
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ONE  
HUNDRED RUPEES

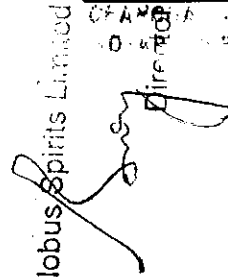


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झारखण्ड JHARKHAND



11-1-13

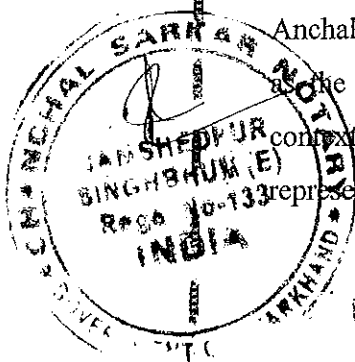
PERPETUAL LEASE DEED

This Perpetual Lease Deed is made on this the 11<sup>th</sup> day of January, 2013, at Jamshedpur.

BETWEEN

1. SRI. MAHADEV SINGH
2. SRI TAPUI SINGH

Both sons of Late Bull Singh, both By Caste Munda (Schedule Tribe), By Nationality Indian, By Occupation Cultivation, Resident of Village and Mouza Ulda, P.S. Barsole, Anchal Bahragora, District East Singhbhum, and State Jharkhand. Hereinafter referred to as the "LESSORS" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees and assigns etc.) of the First Part.



11 JAN 2013



21/1/2012

L.T. I. of  
Tapu Singh

:: 2 ::

AND

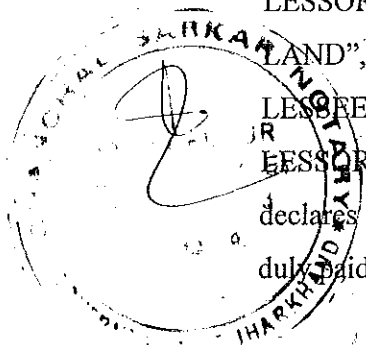
Director

11/1/12

M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A - 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J - 1897, FF, Chittaranjan Park, New Delhi - 110019. Hereinafter referred to as the "LESSEE" (which expression shall unless excluded by and repugnant to the context must mean and include its / his legal heirs, successors, successors - in - office, executors, administrators, legal representatives, nominees and assigns etc.) of the Second Part.

WHEREAS, the LESSORS are the absolute, lawful and bonafide owners of the schedule below property along with some other lands, recorded under Khata No. 439, being in Plot No. 60, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand which they have inherited from their beloved late Father namely: Bull Singh son of Karam Singh in whose name the lands were recorded in the khatian as per the last survey settlement and after the demise of the Lessor's Father Bul Singh, he being the only legal heirs and successors have inherited the same as paternal property and from then onwards they are in peaceful physical possession over the same without any interruption from any person or corner.

AND WHEREAS, they is paying the rent regularly to the state government without making any arrears and thereby enjoying over the schedule below property along with other lands with all her right, title and interest. And the LESSEE has approached the LESSORS for the schedule below property, hereinafter referred to as the "DEMISED LAND", and the LESSORS are also desirous of letting out the DEMISED LAND to the LESSEE to establish a factory for a term of 999 years or Perpetual Lease for which the LESSORS are taking a valuable consideration at once. And the LESSORS had further declares that all dues, taxes, levies etc., in respect of the DEMISED LAND, have been duly paid and there are no arrears on account of the same as on date.

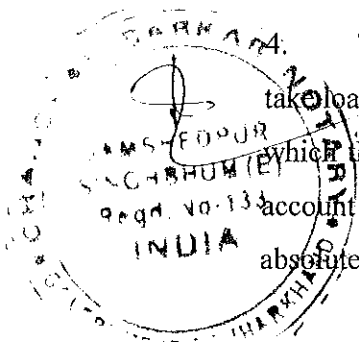




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AND WHEREAS, the LESSORS are fully competent to grant this perpetual lease, they have also made a declaration to the LESSEE that whenever and wherever the presence of the LESSORS are required they will come and execute any paper work that may require in future like if the company wants to transfer the land permanently for factory purpose then permission can be granted by the District Collector on certain terms for which the LESSORS must come and fully co - operate with the LESSEE. Hence, to avoid all or any kind of legal complication and misunderstanding both the parties have entered into this Perpetual Lease Deed on certain terms and conditions as mentioned below:

Now this Perpetual Lease Deed (999 Years) is witnesseth as follows:

1. That, the LESSORS being legally authorized and fully competent to let out the DEMISED LAND, do hereby grant, demise and lease unto the LESSEE, the DEMISED LAND i.e. the schedule below property, with effect from 11<sup>th</sup> day of January, 2013, subject to the covenants, conditions and agreements between the parties.
2. That, the LESSORS have agreed that the LESSEE has paid an upfront amount of Rs. \_\_\_\_\_/- (Rupees  
Only, for the entire term of 999 years at once, to the LESSORS for the DEMISED LAND receiving of the same will be admitted and acknowledged by the LESSORS by issuing receipts for the same, if required by the LESSEE which subjects to the deduction of taxes, and other needs wherever applicable.
3. That, the tenure of the present lease, shall be for a period of Nine Hundred and Ninety Nine (999) years, commencing from today onwards as mutually agreed by both the parties on their respective free wills and consent.
4. That, during the continuance of this agreement the LESSEE shall be at liberty to take loan on hypothecation of the stocks and machinery being installed in the tenement for which the LESSORS shall not raise any objection till the date of liquidation of the loan account and the mutual agreement shall remain in force and the creditor shall have absolute right for recovery of the loan amount being hypothecated pledged with bank.





Handwritten signature/initials.

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Handwritten signature/initials.

5. That, the LESSORS have given full rights and liberties to the LESSEE and its constituents, employees, servants, labour and workmen and all other persons authorized by the LESSEE, to use the DEMISED LAND as per the work conducted by the company.

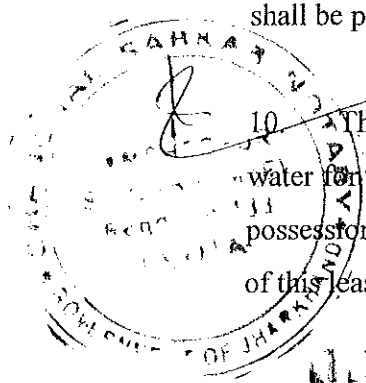
6. That, the LESSORS agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under this lease.

7. That, all the assets secured against loan are / shall be the absolute property of the bank at its sole disposal. The LESSORS shall at all times indemnify and keep indemnified the creditor bank from and against any claims and demands whatsoever that may any time arise and the LESSORS irrevocably constitute the creditor / bank to be its Attorney and nothing shall prejudice any right or remedies of the bank.

8. That, the LESSEE is engaged in the business of liquor manufacturing and it is understood and agreed between the parties herein that the LESSEE shall use the DEMISED LAND for running its liquor manufacturing unit with name and style of "M/S. GLOBUS SPIRITS LIMITED" accordingly, the DEMISED LAND shall be used for commercial / industrial or any other purpose as decided from time to time by the LESSEE.

9. That, the LESSEE will pay all the charges for the consumption of electricity, water etc. in the DEMISED LAND, as per the consumption to be present in the bill that may be received by the LESSEE from the competent authority from time to time. The LESSEE has all the right to apply for Electricity and Water connection or any other amenities or services from the competent authority for the DEMISED LAND and charges for the same shall be paid by the LESSEE.

10. That, the LESSEE shall pay the water charges and also the charges for pumping of water for its own use. The LESSEE agrees and undertakes to deliver vacant and peaceful possession of the said DEMISED LAND on the expiry of the lease or sooner determined of this lease in same condition as it was when the LESSEE obtained possession.



11 JAN 2013



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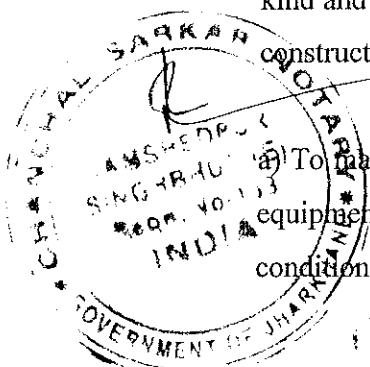
11. That, the LESSEE shall keep the DEMISED LAND along with all its fittings, fixtures, plant, machinery etc. in good tenanted order & condition, except the normal & reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other vis. majors, not occasioned on account of any negligence or other acts of omission or commission attributable to the LESSEE or the occupants of the DEMISED LAND or their employees, agents, servants or any other person(s) working for them or on their behalf.

12. That, the LESSEE shall be responsible for the maintenance, care, and cleanliness of the DEMISED LAND as a prudent person. The LESSEE is at liberty to bring into the DEMISED LAND its or their machinery, equipments, raw materials, furniture and articles etc. which may be ancillary and incidental for the purpose of LESSEE to carry on its business from the said DEMISED LAND and to remove the same on termination of the lease or any time the LESSEE thinks fit and suitable.

13. That, the LESSORS had assured the LESSEE that they have absolute and unrestricted right to lease the DEMISED LAND and execute this Lease Deed, as per the terms and conditions contained herein and that they have complied with all the requisite compliance under the applicable statutory provisions. In the event of there being any defect or deficiency or inadequacy in the rights of the LESSORS, to execute this Lease Deed and/or to give on lease the DEMISED LAND, the LESSORS undertake to indemnify the LESSEE against all consequences arising there from, including damages, losses, cost or any other claims or demand relating thereto. However, the period of this Lease is fixed and none of the Legal Heirs and Successors of the LESSORS can vacate the LESSEE from the DEMISED LAND in future until the completion of the period of this Lease.

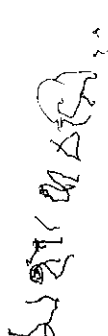


14. That, the LESSEE is allowed to make any structure temporary or permanent of any kind and also erect and build or permit to be erected or built on the DEMISED LAND any construction or alterations withheld by the LESSORS. However, the LESSEE is allowed:

(a) To make such construction that may be necessary for the LESSEE's plant, machinery, equipments, production line, warehouse, godown, storage, water treatment plant etc. and conditions in the DEMISED LAND and/or for the purpose of the LESSEE's business.



13 JAN 2013






  
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b) To paint the name and business of the LESSEE in the exterior of the DEMISED LAND and to affix on such places, boards, nameplates and neon signs for the advertisement purpose or display, as the LESSEE may reasonably required.

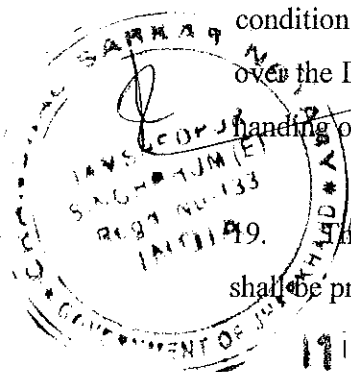
15. That, in case the LESSEE desires to vacate the DEMISED LAND earlier than the agreed lease period it can do so by giving at least 6 months prior written notice to the other party or by payment of 6 months rent prevailing at that time in lieu of the notice period. All expenses incidental and ancillary to the registration and stamping of this lease deed shall be borne by the LESSEE alone.

16. That, any notice, required to be given under this lease, shall be in writing and shall be served on the LESSEE at the DEMISED LAND and to the LESSORS at their address first hereinabove mentioned. Either party shall notify to the other in writing, any change in such address(s) for service of notice(s) upon it. The notice(s) shall be served personally or by Registered Post.

17. That, the entire consideration is already paid to the LESSORS under this lease, being paid by the LESSEE and other terms and conditions and covenants as cast of the LESSEE being observed and performed by the LESSEE, the LESSEE shall peacefully enjoy the DEMISED LAND during the period of this lease without any interruption by the LESSORS. The LESSORS shall duly observe and perform the obligations on their part herein and shall extend full co-operation to enable the LESSEE to enjoy the DEMISED LAND in accordance with the terms and conditions herein provided.

18. That, the LESSEE shall maintain the DEMISED LAND in good and tenantable condition and on the expiry of this lease or termination, as mentioned herein, shall hand over the DEMISED LAND to the LESSORS on an "as is where is" basis as on the date of handing over of the vacant physical possession.

That, the original Lease Deed shall be retained by the LESSEE and a copy thereof shall be provided to the LESSORS, duly signed and attested in original by the LESSEE.



19/11 JAN 1913



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20. That, the LESSORS undertakes that during the subsistence of the present lease, with the LESSEE, they shall not let, rent out and/or transfer any part of the schedule below property owned by them, to any competitor of the LESSEE / or any other entity engaged in the similar line of business as that of the LESSEE.

21. That, in case the LESSORS during the period of this lease and/or the extended period, desire to sell and/or transfer or dispose off their rights in the DEMISED LAND, as a whole or in any part or parts thereof, in favour of any person(s), then they shall do so only after obtaining a prior written consent from the LESSEE, which consent the LESSEE shall grant subject to the LESSORS procuring a written undertaking, from the prospective new landlord(s) in favour of the LESSEE, confirming that they shall be bound to continue the lease for the entire lease tenure and/or the extended period and shall also be bound by all the terms & conditions of the lease deed. In other words, the transferee would stand substituted in place of the LESSORS in respect of all covenants, as agreed herein in this lease. Further, in such an event, the LESSEE shall, on completion of the above and after the necessary documentation, shall not pay any amount to the new owner(s) as because the entire amount is already paid to the present LESSORS.

22. That, in the event of any dispute or difference arising between the parties hereto or as to the rights or obligations under this contract or as to any claim monetary or otherwise of one party against the other or as to the interpretation and effect of any terms and conditions of this Contract, such dispute or difference shall be referred to Arbitration by a common arbitrator if agreed upon or two or more arbitrators one to be appointed by the each parties and such arbitration shall be governed by the provisions of the Indian Arbitration Act 1996.

#### SCHEDULE

(Description of the property hereby Leased)



11 JAN 2015



:: 8 ::

All that piece and parcel of raiyati purani parti land now converted into commercial land measuring an area 63 Decimals i.e. 0.63 Acre approximately, recorded under Khata No. 439, being in Plot No. 60, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, Halka No. VII, Anchal Bahragora, under Sub Registry Office at Ghatsila and District Sub Registry Office at Jamshedpur, District East Singhbhum, and State Jharkhand.

This is bounded by:

North: Globus Spirits Ltd;

South: Globus Spirits Ltd;

East: Globus Spirits Ltd;

West: Guhiram Ram Singh;

The annual rent payable to the State of Jharkhand through Circle Officer, Bahragora.

The above schedule property is more clearly shown in Green Colour in the Map attached herewith which also forms part of this Lease Deed.

In witness whereof the LESSORS here unto set and subscribed their hands on this Perpetual Lease Deed today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Perpetual Lease Deed in Hindi / Bengali to the LESSORS & LESSEE by me. *A. Muly.*

WITNESSES:

1. *Sumi Shankar Das*

*Sumi Shankar Das*  
(LESSORS)  
*L.T.I. of Tape Singl.*

*2. Tapan Kr. Barik*

Drafted by: *A. Muly.*

For *Globus Spirits Limited*  
(LESSEE)  
*Director*

11 JAN 2013



**ELECTION COMMISSION OF INDIA  
IDENTITY CARD**

भारत निर्वाचन आयोग  
पहचान पत्र

BR/50/287/488448



नाम : MAHADEV SINGH  
पिता का नाम : महादेव सिंह  
पति/सहोदर का नाम : BUN SINGH  
लिंग : पुरुष  
उम्र : 33 Years

Address : H.NO.5,  
VILL. AALDA,  
P.O. GHASPADA, DISTT EAST SINGHBHUM

पता : म.सं.5,  
गांव आलदा,  
डाकघर घासपदा, जिला पूर्वो सिंहभूम

Facsimile Signature of  
Electoral Registration Officer  
for 287-BAHARAGORA Constituency

287-बहरागोड़ा निर्वाचन क्षेत्र  
के निर्वाचक रजिस्ट्रार की  
हस्ताक्षर की अनुमति

Place : GHATSHILA  
स्थान : घाटशिला

Date : 28.04.01  
दिनांक



*[Handwritten signature]*  
28.04.01



**ELECTION COMMISSION OF INDIA  
IDENTITY CARD**

भारत निर्वाचन आयोग  
पहचान पत्र

BR/60/287/468404



Electors Name : TAPAJ SINGH  
निर्वाचक का नाम : टपाई सिंह  
Father/Mother/Husband's Name : BUL SINGH  
पिता/माता/पति का नाम : बुल सिंह  
Date of Birth : 1.1.1935  
जन्म तिथि : 01/01/1935

Address : H.NO.4,  
VILL. AALDA,  
P.O. GHASPADA, DISTT.EAST SINGHBHUM

पता : म.सं.4,  
गाँव आलदा,  
डाकघर घासपदा, जिला पूर्वी सिंहभूम

*[Handwritten Signature]*

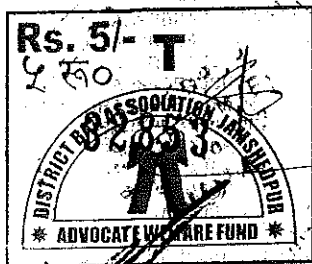
Facsimile Signature of  
Electoral Registration Officer  
for 287-BAHARAGORA Constituency

287-बहरागोड़ा निर्वाचन क्षेत्र  
के निर्वाचक रजिस्ट्रार अधिकारी  
के हस्ताक्षर की अनुकृति

Place : GHATSHILA Date : 29.04.95  
स्थान : घाटशिला दिनांक : 29.04.95

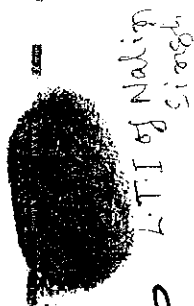
*[Official Stamp/Seal of the Electoral Registration Officer]*





झारखण्ड JHARKHAND

A 754989



*[Handwritten signature]*



GOPAL SARAN  
SCALPY ISRAINDIA

**PERPETUAL LEASE DEED**

This Perpetual Lease Deed is made on this the 11<sup>th</sup> day of January, 2013, at Jamshedpur.

**BETWEEN**

SRI. NALIN SINGH

Son of Late Madra Singh

By Caste Munda (Schedule Tribe), By Nationality Indian, By Occupation Cultivation, Resident of Village and Mouza Ulda, P.S. Barsole, Anchal Bahragora, District East Singhbhum, and State Jharkhand. Hereinafter referred to as the "LESSOR" (which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns etc.) of the First Part.





LT of Nalin

Signature

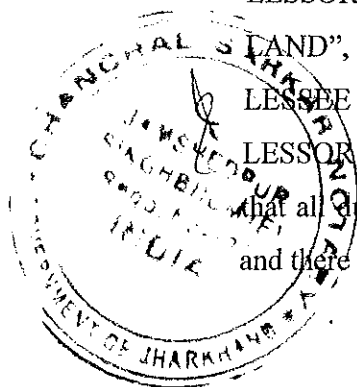
:: 2 ::

AND

M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A – 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 Years, By Caste Brahmin, By Occupation Service, Resident of J – 1897, FF, Chittaranjan Park, New Delhi – 110019. Hereinafter referred to as the “LESSEE” (which expression shall unless excluded by and repugnant to the context must mean and include its / his legal heirs, successors, successors – in – office, executors, administrators, legal representatives, nominees and assigns etc.) of the Second Part.

WHEREAS, the LESSOR is the absolute, lawful and bonafide owner of the schedule below property along with some other lands, recorded under Khata No. 144, being in Plot No. 58, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, State Jharkhand, which he has inherited from his beloved Late Father namely: Madra Singh son of Sukra Singh in whose name the lands were recorded in the khatian as per the last survey settlement and after the demise of the Lessor’s Father Makra Singh, he being the only legal heir and successor has inherited the same as paternal property and from then onwards he is in peaceful physical possession over the same without any interruption from any person or corner.

AND WHEREAS, he is paying the rent regularly to the state government without making any arrears and thereby enjoying over the schedule below property along with other lands with all her right, title and interest. And the LESSEE has approached the LESSOR for the schedule below property, hereinafter referred to as the “DEMISED LAND”, and the LESSOR is also desirous of letting out the DEMISED LAND to the LESSEE to establish a factory for a term of 999 years or Perpetual Lease for which the LESSOR is taking a valuable consideration at once. And the LESSOR had further declares that all dues, taxes, levies etc., in respect of the DEMISED LAND, have been duly paid and there are no arrears on account of the same as on date.





Handwritten signature and a circular stamp.

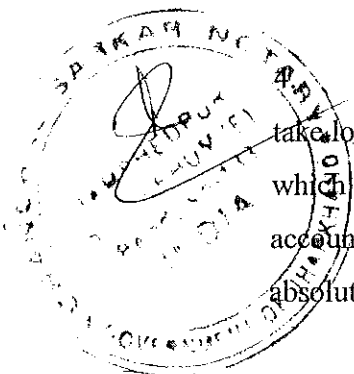
:: 3 ::

AND WHEREAS, the LESSOR is fully competent to grant this perpetual lease, he has also made a declaration to the LESSEE that whenever and wherever the presence of the LESSOR is required she will come and execute any paper work that may require in future like if the company wants to transfer the land permanently for factory purpose then permission can be granted by the District Collector on certain terms for which the LESSOR must come and fully co – operate with the LESSEE. Hence, to avoid all or any kind of legal complication and misunderstanding both the parties have entered into this Perpetual Lease Deed on certain terms and conditions as mentioned below:

Now this Perpetual Lease Deed (999 Years) is witnesseth as follows:

1. That, the LESSOR being legally authorized and fully competent to let out the DEMISED LAND, do hereby grant, demise and lease unto the LESSEE, the DEMISED LAND i.e. the schedule below property, with effect from 11<sup>th</sup> day of January, 2013, subject to the covenants, conditions and agreements between the parties.
2. That, the LESSOR has agreed that the LESSEE has paid an upfront amount of Rs.                      /- (Rupees                      Only, for the entire term of 999 years at once, to the LESSOR for the DEMISED LAND receiving of the same will be admitted and acknowledged by the LESSOR by issuing receipts for the same, if required by the LESSEE which subjects to the deduction of taxes, and other needs wherever applicable.
3. That, the tenure of the present lease, shall be for a period of Nine Hundred and Ninety Nine (999) years, commencing from today onwards as mutually agreed by both the parties on their respective free wills and consent.

That, during the continuance of this agreement the LESSEE shall be at liberty to take loan on hypothecation of the stocks and machinery being installed in the tenement for which the LESSOR shall not raise any objection till the date of liquidation of the loan account and the mutual agreement shall remain in force and the creditor shall have absolute right for recovery of the loan amount being hypothecated pledged with bank.





Handwritten signature and stamp. The stamp contains the text "L.T. 17" and "Globus".

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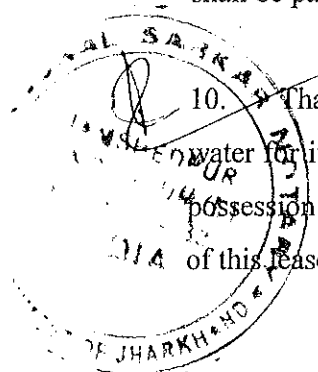
5. That, the LESSOR has given full rights and liberties to the LESSEE and its constituents, employees, servants, labour and workmen and all other persons authorized by the LESSEE, to use the DEMISED LAND as per the work conducted by the company.

6. That, the LESSOR agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under this lease.

7. That, all the assets secured against loan are / shall be the absolute property of the bank at its sole disposal. The LESSOR shall at all times indemnify and keep indemnified the creditor bank from and against any claims and demands whatsoever that may any time arise and the LESSOR irrevocably constitute the creditor / bank to be its Attorney and nothing shall prejudice any right or remedies of the bank.

8. That, the LESSEE is engaged in the business of liquor manufacturing and it is understood and agreed between the parties herein that the LESSEE shall use the DEMISED LAND for running its liquor manufacturing unit with name and style of "M/S. GLOBUS SPIRITS LIMITED" accordingly, the DEMISED LAND shall be used for commercial / industrial or any other purpose as decided from time to time by the LESSEE.

9. That, the LESSEE will pay all the charges for the consumption of electricity, water etc. in the DEMISED LAND, as per the consumption to be present in the bill that may be received by the LESSEE from the competent authority from time to time. The LESSEE has all the right to apply for Electricity and Water connection or any other amenities or services from the competent authority for the DEMISED LAND and charges for the same shall be paid by the LESSEE.



10. That, the LESSEE shall pay the water charges and also the charges for pumping of water for its own use. The LESSEE agrees and undertakes to deliver vacant and peaceful possession of the said DEMISED LAND on the expiry of the lease or sooner determined of this lease in same condition as it was when the LESSEE obtained possession.



Handwritten signature and stamp. The stamp is circular and contains the text "L. T. of Nalini Sarda" and "1998".

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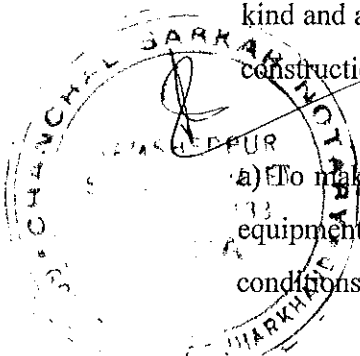
11. That, the LESSEE shall keep the DEMISED LAND along with all its fittings, fixtures, plant, machinery etc. in good tenanted order & condition, except the normal & reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other vis. majors, not occasioned on account of any negligence or other acts of omission or commission attributable to the LESSEE or the occupants of the DEMISED LAND or their employees, agents, servants or any other person(s) working for them or on their behalf.

12. That, the LESSEE shall be responsible for the maintenance, care, and cleanliness of the DEMISED LAND as a prudent person. The LESSEE is at liberty to bring into the DEMISED LAND its or their machinery, equipments, raw materials, furniture and articles etc. which may be ancillary and incidental for the purpose of LESSEE to carry on its business from the said DEMISED LAND and to remove the same on termination of the lease or any time the LESSEE thinks fit and suitable.

13. That, the LESSOR had assured the LESSEE that he has absolute and unrestricted right to lease the DEMISED LAND and execute this Lease Deed, as per the terms and conditions contained herein and that he have complied with all the requisite compliance under the applicable statutory provisions. In the event of there being any defect or deficiency or inadequacy in the rights of the LESSOR, to execute this Lease Deed and/or to give on lease the DEMISED LAND, the LESSOR undertake to indemnify the LESSEE against all consequences arising there from, including damages, losses, cost or any other claims or demand relating thereto. However, the period of this Lease is fixed and none of the Legal Heirs and Successors of the LESSOR can vacate the LESSEE from the DEMISED LAND in future until the completion of the period of this Lease.

14. That, the LESSEE is allowed to make any structure temporary or permanent of any kind and also erect and build or permit to be erected or built on the DEMISED LAND any construction or alterations withheld by the LESSOR. However, the LESSEE is allowed:

a) To make such construction that may be necessary for the LESSEE's plant, machinery, equipments, production line, warehouse, godown, storage, water treatment plant etc. and conditions in the DEMISED LAND and/or for the purpose of the LESSEE's business.





LET IT BE NATION CHINA  
for Globus Synchron

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first

ly of

ease,





Handwritten signature and stamp. The stamp is circular and contains the text "L.T.J. of Nation Strong For Success".

::7::

20. That, the LESSOR undertakes that during the subsistence of the present lease, with the LESSEE, he shall not let, rent out and/or transfer any part of the schedule below property owned by his, to any competitor of the LESSEE / or any other entity engaged in the similar line of business as that of the LESSEE.

21. That, in case the LESSOR during the period of this lease and/or the extended period, desire to sell and/or transfer or dispose off their rights in the DEMISED LAND, as a whole or in any part or parts thereof, in favour of any person(s), then they shall do so only after obtaining a prior written consent from the LESSEE, which consent the LESSEE shall grant subject to the LESSOR procuring a written undertaking, from the prospective new landlord(s) in favour of the LESSEE, confirming that they shall be bound to continue the lease for the entire lease tenure and/or the extended period and shall also be bound by all the terms & conditions of the lease deed. In other words, the transferee would stand substituted in place of the LESSOR in respect of all covenants, as agreed herein in this lease. Further, in such an event, the LESSEE shall, on completion of the above and after the necessary documentation, shall not pay any amount to the new owner(s) as because the entire amount is already paid to the present LESSOR.

22. That, in the event of any dispute or difference arising between the parties hereto or as to the rights or obligations under this contract or as to any claim monetary or otherwise of one party against the other or as to the interpretation and effect of any terms and conditions of this Contract, such dispute or difference shall be referred to Arbitration by a common arbitrator if agreed upon or two or more arbitrators one to be appointed by the each parties and such arbitration shall be governed by the provisions of the Indian Arbitration Act 1996.

#### SCHEDULE

(Description of the property hereby Leased)





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All that piece and parcel of raiyati Purani parti land now converted into commercial land measuring an area 182 Decimals i.e. 1.82 Acre approximately, recorded under Khata No. 144 being in Plot No. 58, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, Halka No. VII, Anchal Bahragora, under Sub Registry Office at Ghatsila and District Sub Registry Office at Jamshedpur, District East Singhbhum, and State Jharkhand.

This is bounded by:

North: Hadiram Singh;

South: Globus Spirits Ltd.

East: Globus Spirits Ltd.

West: Globus Spirits Ltd.

The annual rent payable to the State of Jharkhand through Circle Officer, Bahragora.

The above schedule property is more clearly shown in Green Colour in the Map attached herewith which also forms part of this Lease Deed.

In witness whereof the LESSOR here unto set and subscribed his hand on this Perpetual Lease Deed today at Jamshedpur, on the date aforementioned.

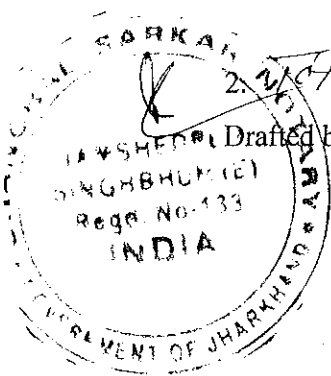
Read over and explained the contents of this Perpetual Lease Deed in Hindi / Bengali to the LESSOR & LESSEE by me. *A. Moulh.*

WITNESSES:

1. *Goni Shankar Sen,*

2. *Tapen K. Barik*

Drafted by: *A. Moulh.*




*CHANDAN SARKAR*


*NOTARY PUBLIC*

*JAMSHEDPUR*

*L.T.I. of Nalin Singh*  
(LESSOR) *all L.T.I. by the*  
*Rem. up to 11/10/13*  
For Globus Spirits Ltd.  
*Soy*  
(LESSEE) *Director*



  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 BR/50/287/468057



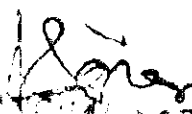
Elector's Name	: NAKUL SINGH
निर्वाचक का नाम	: नकुल सिंह
Father/Mother/Husband's Name	: WEJ SINGH
पिता/माता/पति का नाम	: वेज सिंह
Sex/लिंग	: Male/पुरुष
Age as on 1.1.1995	: 29 Years
१.१.१९९५ को आयु	: 29 वर्ष

Address : H.NO.16,  
 VILL. AALDA,  
 P.O. GHASPADA, DISTT.EAST SINGHBHUM  
 पता : म.सं.15,  
 गांव आलदा,  
 डाकघर घासपदा, जिला पूर्वी सिंहभूम

Facsimile Signature of  
 Electoral Registration Officer  
 for 287-BAHARAGORA Constituency  
 287--बहरागोड़ा निर्वाचन क्षेत्र  
 के निर्वाचक रजिस्ट्रीकरण अधिकारी  
 के हस्ताक्षर की अनुकृति

Place : GHATSHILA      Date : 29.04.95  
 स्थान : घाटशिला      दिनांक : 29.04.95

This is a facsimile signature of the Electoral Registration Officer for the Baharagora Constituency.  
 यह एक हस्ताक्षर की अनुकृति है।  
 This is a facsimile signature of the Electoral Registration Officer for the Baharagora Constituency.  
 यह एक हस्ताक्षर की अनुकृति है।

  
 29.04.95  
 287-BAHARAGORA  
 287-BAHARAGORA  
 287-BAHARAGORA