

झारखण्ड JHARKHAND

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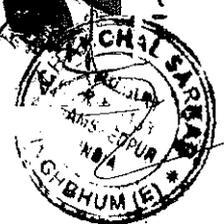


GENERAL SAKSHAR  
NOTARY ISR INDIA

For Globus Spinks Lin. etc  
Dir. J



Identified by me  
19/1/13



**PERPETUAL LEASE DEED**

This Perpetual Lease Deed is made on this the 19<sup>th</sup> day of January, 2013, at Jamshedpur.

BETWEEN

SRI. PARVASI SINGH

Son of Late Yogeshwar 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.

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Director

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AND for Global

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19/11/13

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. 183, being in Plot Nos. 21 & 50, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand which he has inherited from his beloved late Father namely: Jogeshwar Singh son of Narayan 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 Jogeshwar 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.

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19/11/13  
Circular stamp: CHITTARANJAN PARK

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.

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19/11/23

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 \_\_\_\_\_ day of \_\_\_\_\_, 201 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 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 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.

*[Circular stamp with handwritten date 19/11/23 and other illegible text]*

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19/11/13

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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.

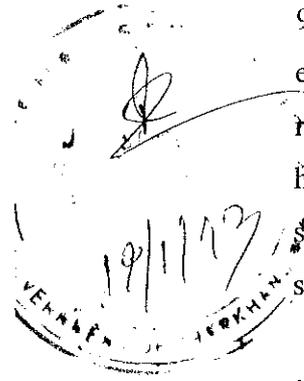
6. That, the LESSOR agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under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



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Director  
Globus Spirits Limited

*Handwritten signature*

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.

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19/11/13  
*Stamp*

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.

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Director

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19/11/13

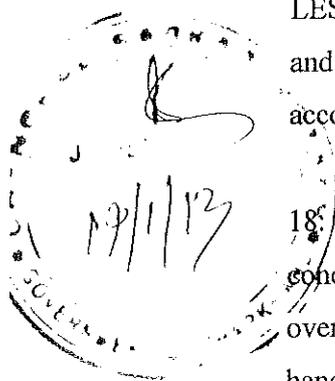
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b) To paint the name and business of the LESSEE in the exterior of the DEMISED LAND and to affix on such places, boards, nameplates and neon signs for the advertisement purpose or display, as the LESSEE may reasonably required.

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 LESSOR at his 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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 LESSOR on an "as is where is" basis as on the date of handing over of the vacant physical possession.

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

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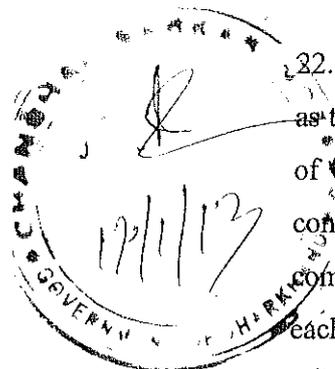
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For Globus S...

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CHITRA  
H.O. No. 10

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)

10/1/13

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All that piece and parcel of raiyati Purani parti land now converted into commercial land measuring an area 25 Decimals i.e. 0.25 Acre approximately, being in Plot No. 21 and area measuring 182 Decimals i.e. 1.82 Acre, being in Plot No.50, recorded under Khata No. 183, 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.

Boundary of Plot No. 21:

North: Pandu Singh;  
South: Nakul Singh;  
East: Nakul Singh;  
West: Hagru Mahakur;

Boundary of plot No.50:

North: Govt. of Bihar (Now Jharkhand);  
South: Globus Spirit Ltd.  
East: Govt. of Bihar (Now Jharkhand);  
West: Hari 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 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.

WITNESSES:

1.



2. psalay singh  
Drafted by

L.T.I. to, Dhukhini Singh  
By the pen of psalay singh  
psalasi Singh

(LESSOR)

For Globus Spirit Limited  
(LESSEE)

CHANCHAL SARKAR  
NOTARY PUBLIC  
JAMSHEDPUR EAST SINGHBHUM  
(GOVT. OF JHARKHAND) INDIA

Signature of ..... Dirct  
Advocate Attested

CHANCHAL SARKAR



झारखण्ड JHARKHAND

A 754966



*L.T. I. of Baleswar Singh*



Photograph ATTESTED  
**CHANCHAL SARKAR**  
 NOTARY JHARKHAND

*[Handwritten signature]*



**CHANCHAL SARKAR**  
 NOTARY JHARKHAND

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**PERPETUAL LEASE DEED**

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

BETWEEN

SRI. BALESWAR SINGH  
 Son of Late Gadadhar 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.



11 JAN 2013



L.T.I. of Baleswar Singh

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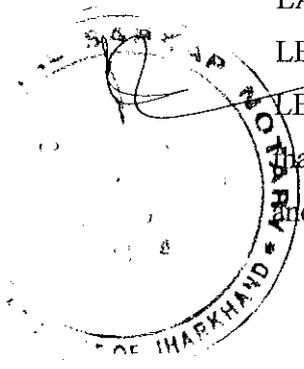
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AND

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.

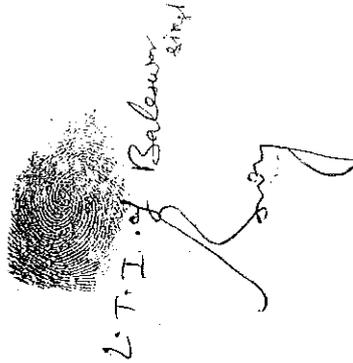
WHEREAS, the LESSOR is the absolute, lawful and bonafide owner of the schedule below property along with some other lands, recorded under Khata No. 158, being in several Plot Nos. Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand which he has inherited from his beloved late Father namely: Gadadhar Singh son of Tharpo 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 Gadadhar 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.

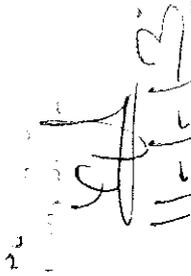


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L. T. I. of Balawar Singh



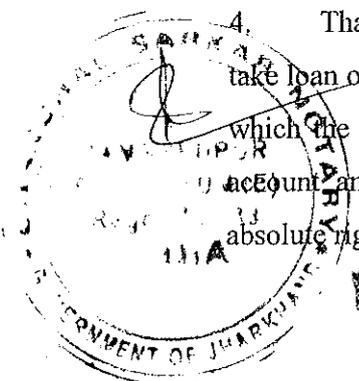
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AND WHEREAS, the LESSOR is fully competent to grant this perpetual lease, he has also made a declaration to the LESSEE that whenever and wherever the presence of the LESSOR is required she will come and execute any paper work that may require in future 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.
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 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.



11 JAN 2013

  
L. T. T. of  
Balewary Singh  


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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.

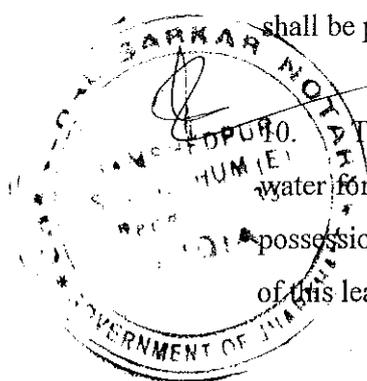
6. That, the LESSOR agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under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

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.



10 JAN 2013

L-7-I of Palesway  
Globe  
Director

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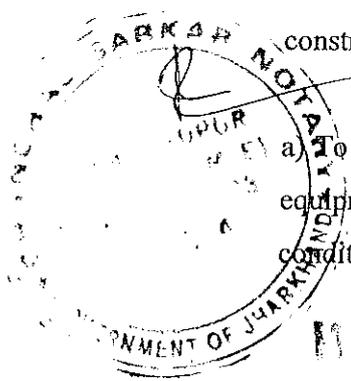
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12. That, the LESSEE shall be responsible for the maintenance, care, and cleanliness of the DEMISED LAND as a prudent person. The LESSEE is at liberty to bring into the DEMISED LAND its or their machinery, equipments, raw materials, furniture and articles 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.



11 JAN 2013

  
L. T. I. of Baleswar  
Singh,  
F.O. G.O.  


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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.

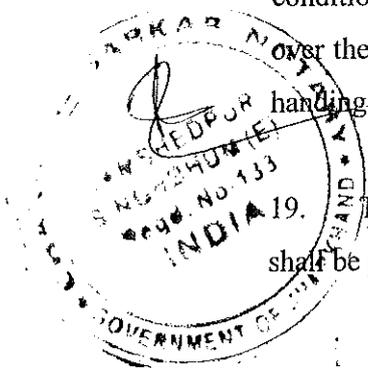
15. That, in case the LESSEE desires to vacate the DEMISED LAND earlier than the agreed lease period it can do so by giving at least 6 months prior written notice to the other party or by payment of 6 months rent prevailing at that time in lieu of the notice period. All expenses incidental and ancillary 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 LESSOR at his 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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 LESSOR on an "as is where is" basis as on the date of handing over of the vacant physical possession.

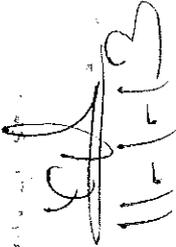
That, the original Lease Deed shall be retained by the LESSEE and a copy thereof shall be provided to the LESSOR, duly signed and attested in original by the LESSEE.



JAN 13

L. T. I. of  
Baleswar  
Singh  
  
For Closure  


:: 7 ::

  
11-1-13

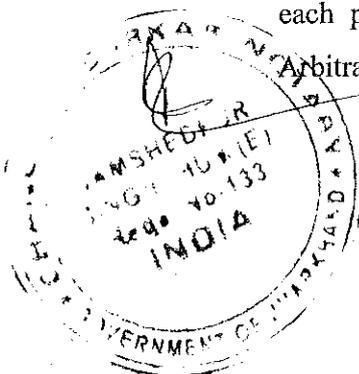
20. That, the LESSOR undertakes that during the subsistence of the present lease, with the LESSEE, he shall not let, rent out and/or transfer any part of the schedule below property owned by his, to any competitor of the LESSEE / or any other entity engaged in the similar line of business as that of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



11 JAN 2013

Handwritten notes and signatures in the top right corner, including a vertical list of names and a signature.

:: 8 ::

All that piece and parcel of raiyati Don - I, land now converted into commercial land measuring an area 36 Decimals i.e. 0.36 Acre approximately, recorded under Khata No. 158 being in Plot No. 24, 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: Hondo Singh;
- South: Lal Mohan Mahakur;
- East: Pandu Singh;
- West: Ranghunandan Gorai;

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. Nishit*

WITNESSES:

1. *Keowni Shankar Singh*

*Tapankr. Barik*

Drafted by *A. Nishit*

*L.T. I. of Baleswar Singh*  
*All L.T. I. of Baleswar Singh*  
 (LESSOR)

(LESSEE)  
 For Globus Spirits Limited  
*[Signature]*



*[Signature]*  
 131  
 JAMSHEDPUR  
 DISTRICT EAST SINGHBHUM  
 JHARKHAND

13 JAN 2013



ELECTION COMMISSION OF INDIA

भारत निर्वाचन आयोग

IDENTITY CARD

CZV1498060

पहचान पत्र



Elector's Name	Baleshwar Singh
मतदाता का नाम	बालेश्वर सिंह
Father's Name	Gadadhar Singh
पिता का नाम	गदाधर सिंह
Sex	Male
लिंग	पुरुष
Age as on 1.1.2003	45
१.१.२००३ की आयु	४५

Address

CZV1498060

10 OLDA, 1

P.O. GHASPADA, DIST- EAST SINGBHUM

PIN- 832101

पता

१० ओलदा, १

पो० घासपदा, जिला- (पूर्वी) सिंहभुम

पिन- ८३२१०१

Facsimile Signature  
Electoral Registration Officer  
निर्वाचक निबंधन अधिकारी

For 44 - Baharagora

Assembly Constituency

४४ - बहरागोडा

विधानसभा निर्वाचन क्षेत्र

Place East Singbhum

स्थान (पूर्वी) सिंहभुम

Date 21.06.2003

दिनांक २१.०६.२००३

157/0322

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2003  
ELECTORAL REGISTRATION OFFICER  
EAST SINGBHUM  
P.O. GHASPADA  
PIN- 832101



झारखण्ड JHARKHAND

A 547947

*L.T. I. of Nakul Singh*



*Director*



CHANDRA C. SARKAR  
NOTARY - SRINOWA

*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**

SRI. NAKUL SINGH  
Son of Late Bejo 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.



*11 JAN 2013*



L. T. J. of Norkal Singh

Signature of L. T. J. of Norkal Singh

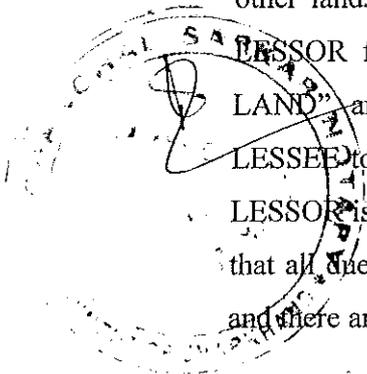
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AND

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. 388, being in several Plots Nos.20 & 57, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand which he has inherited from his beloved late Father namely: Bejo Singh son of Gowardhan 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 Bejo 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.





L. T. I. Singh

*[Handwritten Signature]*

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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:

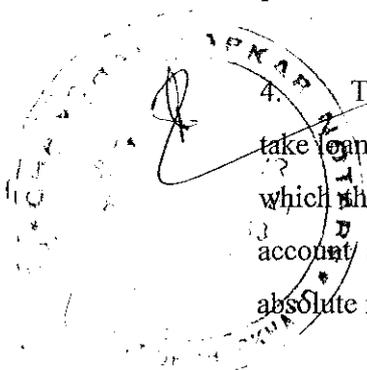
Now this Perpetual Lease Deed (999 Years) is witnesseth as follows:

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.

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 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.



11 JAN 2013

L. T. J. & N. K. SINGH  


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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.

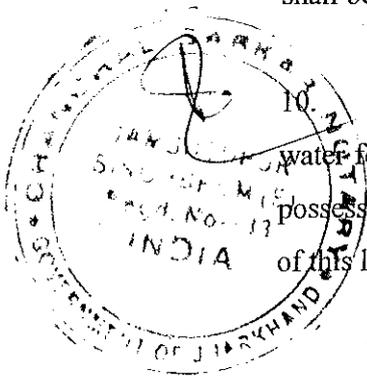
6. That, the LESSOR agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under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





L. T. I. of Markul Singh

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*[Handwritten signature]*

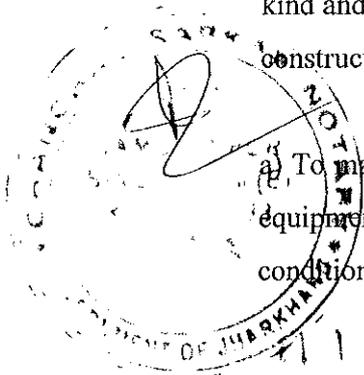
11. That, the LESSEE shall keep the DEMISED LAND along with all its fittings, fixtures, plant, machinery etc. in good tenanted order & condition, except the normal & reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other vis. majors, not occasioned on account of any 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.



21 JAN 2013

L. T. I. of Nalkeed  
Singh  


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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.

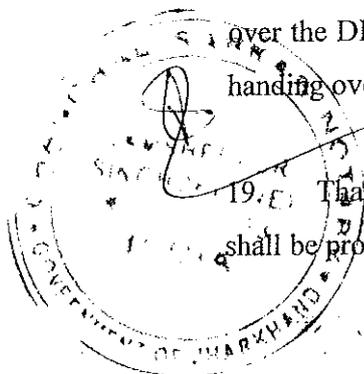
15. That, in case the LESSEE desires to vacate the DEMISED LAND earlier than the agreed lease period it can do so by giving at least 6 months prior written notice to the other party or by payment of 6 months rent prevailing at that time in lieu of the notice period. All expenses incidental and ancillary 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 LESSOR at his 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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.

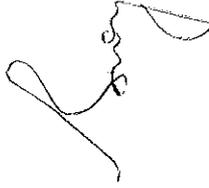
18. That, the LESSEE shall maintain the DEMISED LAND in good and tenantable condition and on the expiry of this lease or termination, as mentioned herein, shall hand over the DEMISED LAND to the LESSOR on an "as is where is" basis as on the date of handing over of the vacant physical possession.

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



22/11/2013

L. T. I. of  
Natal Singh.



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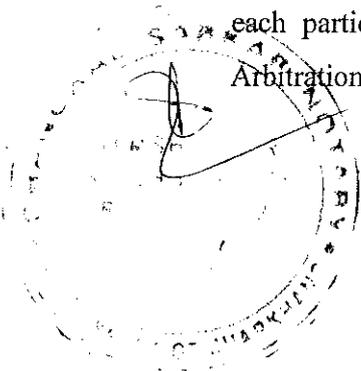
20. That, the LESSOR undertakes that during the subsistence of the present lease, with the LESSEE, he shall not let, rent out and/or transfer any part of the schedule below property owned by his, to any competitor of the LESSEE / or any other entity engaged in the similar line of business as that of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



11.1 JAN 2013

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All that piece and parcel of raiyati purani parti land now converted into commercial land measuring an area 18 Decimals i.e. 0.18 Acre approximately, being in Plot No. 20, & area measuring 26 Decimal i.e. 0.26 Acre, being in Plot No. 57, total area measuring 44 Decimals i.e. 0.44 Acre, recorded under Khata No. 388, 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.

Boundary of Plot No. 20:

North: Yogeswar Singh;  
South: Globus Spirits Ltd.  
East: Mihir Mahapatra;  
West: Nij;

Boundary of Plot No. 57:

North: Hariram Singh;  
South: Nalin Singh;  
East: Nalin Singh;  
West: Pandu 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 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. Muly.

WITNESSES:

1. Laxmi Shankar Das,

2. Jagan Mohan Barik

Drafted by A. Muly.



L. T. I. of Norkul Singh,

(LESSOR)

for Globus Spirits Limited  
(LESSEE)

[Signature]

11 JAN 2013

  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 BR/60/287/488365




Elector's Name : **NALIN SINGH**  
 निर्वाचक का नाम : **नलिन सिंह**  
 Father/Husband's Name : **MAKRA SINGH**  
 पिता/माता/पति का नाम : **माकरा सिंह**  
 Sex / लिंग : **Male / पुरुष**  
 Date of Birth : **34 Years**  
 जन्म तिथि की आयु : **34 वर्ष**

Address : **H.NO.26,  
 MILL, AALDA,  
 P.O. GHASPADA, DISTT. EAST SINGHBHUM**

मते : **म.सं.26,  
 गांव आंलदा,  
 डाकघर घासपदा, जिला पूर्वी सिंहभूम**

Facsimile Signature of  
 Electoral Registration Officer  
 for 287 SAHABAGORA Constituency  
 287 - सहारागोडा निर्वाचन क्षेत्र  
 के निर्वाचक रजिस्ट्रार अधिकारी  
 के हस्ताक्षर की अनुमति

Place : **GHATSHILA**      Date : **22.04.95**  
 स्थान : **घाटशिला**      दिनांक : **22.04.95**

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Rs. 5/-  
₹ 50 T  
DISTRICT BAR ASSOCIATION JAMSHEDPUR  
ADVOCATE WELFARE FUND

झारखण्ड JHARKHAND

A 547934



RAMCHANDRA SAHA  
SINGH

*Handwritten signature*



CHARANLAL PARAH  
SINGH

*Handwritten signature and date*  
11-1-13

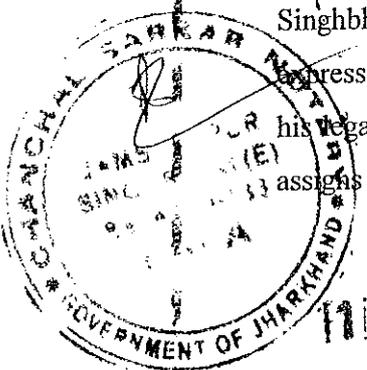
**PERPETUAL LEASE DEED**

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

BETWEEN

SRI. GUHIRAM SINGH  
Son of Late Rakhai 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.



11 JAN 2013



L. T. I. of Guchiram Singh

*[Handwritten signature]*

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AND

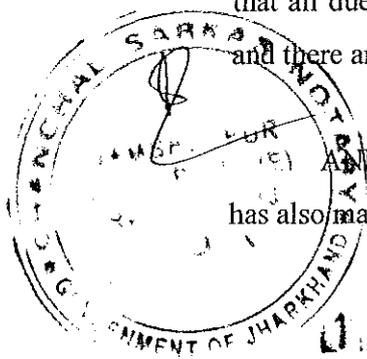
*[Handwritten signature]*

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. 107, being in Plot No. 1475, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand, and the lands were recorded in his fathers name in the khatian as per the last survey settlement and after the demise of said Rakhal Singh, he came 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.

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



11 JAN 2013

L. T. I. of Gubiram  
Singh  
of Gubiram

Director

11/1/13

::3::

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:

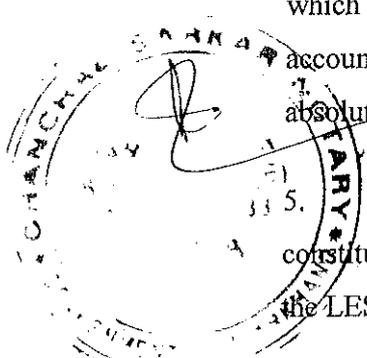
1. That, the LESSOR being legally authorized and fully competent to let out the DEMISED LAND, do hereby grant, demise and lease unto the LESSEE, the DEMISED LAND i.e. the schedule below property, with effect from 11<sup>th</sup> day of January, 2013, subject to the covenants, conditions and agreements 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.

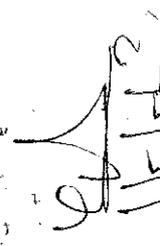
4. That, during the continuance of this agreement the LESSEE shall be at liberty to take loan on hypothecation of the stocks and machinery being installed in the tenement for which the LESSOR shall not raise any objection till the date of liquidation of the loan account and the mutual agreement shall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

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.



11 JAN 2013

L. T. J. of  
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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.

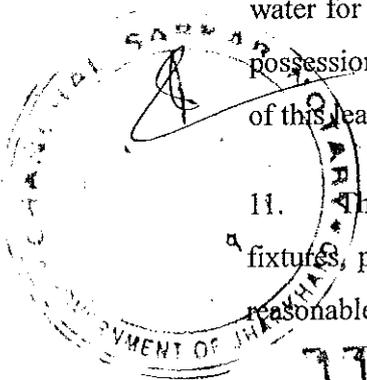
7. That, all the assets secured against loan are / shall be the absolute property of the bank at its sole disposal. The LESSOR shall at all times indemnify and keep indemnified the creditor bank from and against any claims and demands whatsoever that may any time arise and the LESSOR irrevocably constitute 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.

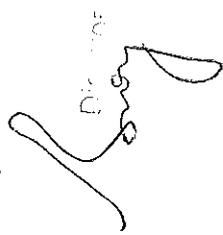
11. That, the LESSEE shall keep the DEMISED LAND along with all its fittings, fixtures, plant, machinery etc. in good tenanted order & condition, except the normal & reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other

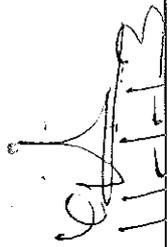


77 JAN 2013

L.T.I. of  
Gudhim Singh







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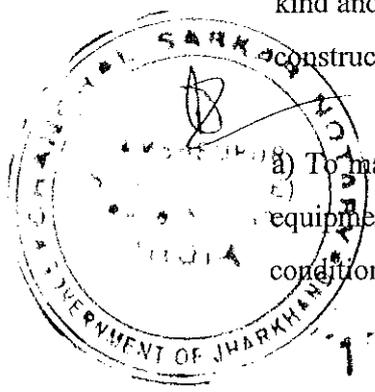
vis. majors, not occasioned on account of any negligence or other acts of omission or commission attributable to the LESSEE or the occupants of the DEMISED LAND or their employees, agents, servants or any other person(s) working for them or on their behalf.

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.

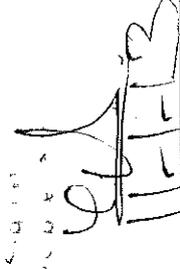


11 JAN 2013

L. T. I. of  
Gubiram Singh



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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.

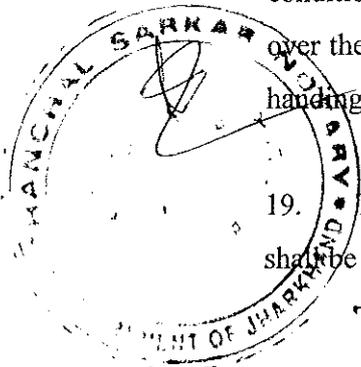
15. That, in case the LESSEE desires to vacate the DEMISED LAND earlier than the agreed lease period it can do so by giving at least 6 months prior written notice to the other party or by payment of 6 months rent prevailing at that time in lieu of the notice period. All expenses incidental and ancillary 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 LESSOR at his 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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 LESSOR on an "as is where is" basis as on the date of handing over of the vacant physical possession.

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



11 JAN 2013

L. T. I. Singh  
Singh  
[Signature]

[Signature]

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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)

11 JAN 2013

*[Handwritten signature]*

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All that piece and parcel of raiyati purani parti land now converted into commercial land measuring an area 72 Decimals i.e. 0.72 Acre approximately, being in Plot No. 1475, recorded under Khata No. 107, 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 Limited,
- South: Globus Spirits Limited,
- East: Globus Spirits Limited,
- West: Globus Spirits Limited,

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. Mohd.*

WITNESSES:

1. *Sonni Shankar Dahi*

*Tapan or Bank*

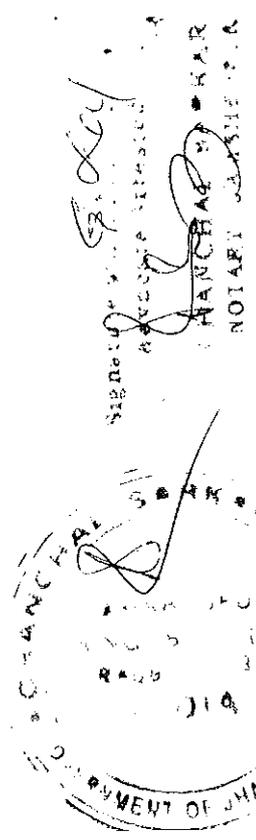
Drafted by: *A. Mohd.*

*L.T.I. of*  
*Gulab Singh*  
 All L.T.I. of By the pen of  
 (LESSOR) *[Signature]*

For Globus (LESSEE)

*[Signature]*

01 JAN 2013



  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 BRJ50/287/468444



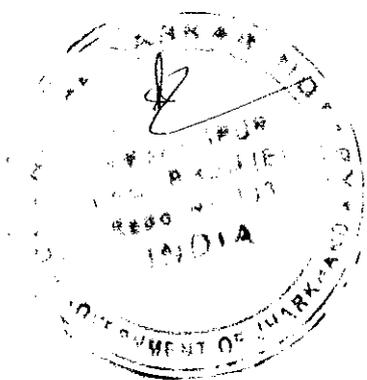

Elector's Name	: GUHIRAM SINGH
निर्वाचक का नाम	: गुहोराम सिंह
Father/Mother/Husband's Name	: RAKHAL SINGH
पिता/माता/पति का नाम	: राखल सिंह
Sex/लिंग	: Male/पुरुष
Age as on 1.1.1995	: 35 Years
१.१.१९९५ को आयु	: ३५ वर्ष

Address : H.NO.6,  
 VILL. AALDA,  
 P.O. GHASPADA, DISTT. EAST SINGHBHUM  
 पता : म.सं.६,  
 गांव आलदा,  
 डाकघर घासपदा, जिला पूर्वी सिंहभूम  
J1997AAT

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

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

This card may be used as an identity card  
 for all State Government Staffs  
 and other employees of Government  
 and other public institutions.



CHANCHAL SARKAR  
 SECRETARY PUBLIC  
 EAST SINGHBHUM DISTRICT  
 GHATSHILA



झारखण्ड JHARKHAND

A 547933



For Global Use



GRANTEE: SARKAR  
CR: 10/10/10 A

Handwritten signature or initials on the right side of the document.

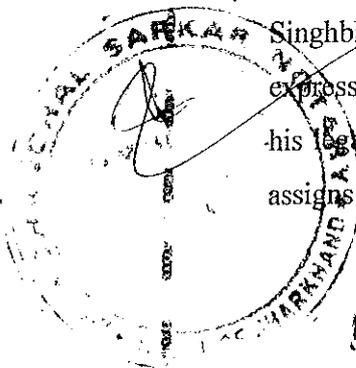
**PERPETUAL LEASE DEED**

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

BETWEEN

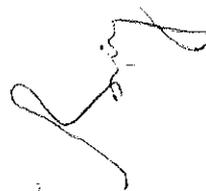
SRI. GUHIRAM SINGH  
Son of Late Rakhal Singh

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.



11 JAN 2013

L. T. I. of  
Gudharam  
Singh.



For Globus  
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AND

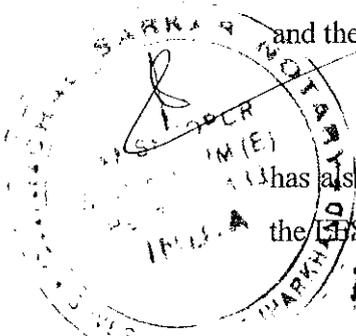


M/s. GLOBUS SPIRITS LIMITED, a company registered under the Companies Act, 1956, having its Registered Office at A - 46, Friends Colony (East), New Delhi 110065, India, represented by one of its Director: Dr. BHASKAR ROY son of Sri Shib Narayan Roy, By Nationality Indian, By Faith Hindu, Aged about 49 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. 437, being in Plot No. 14, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand and his name the land were recorded in the khatian as per the last survey settlement and 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.

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

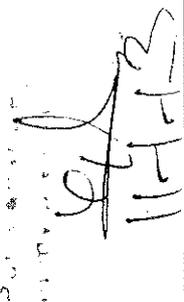


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or Globus  
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future like if the company wants to transfer the land permanently for factory purpose then permission can be granted by the District Collector on certain terms for which the LESSOR must 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:

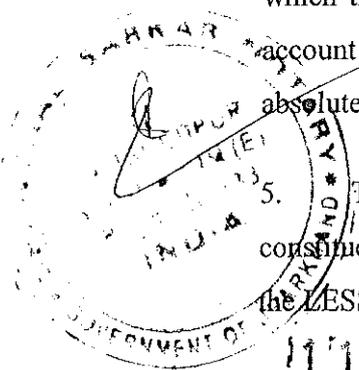
1. That, the LESSOR being legally authorized and fully competent to let out the DEMISED LAND, do hereby grant, demise and lease unto the LESSEE, the DEMISED LAND i.e. the schedule below property, with effect from 11<sup>th</sup> day of January, 2013, subject to the covenants, conditions and agreements 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.

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 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.

5. That, the LESSOR has given full rights and liberties to the LESSEE and its consignments, 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.



11 JAN 2013



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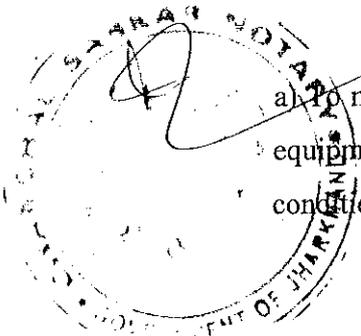
reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other vis. majors, not occasioned on account of any negligence or other acts of omission or commission attributable to the LESSEE or the occupants of the DEMISED LAND or their employees, agents, servants or any other person(s) 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.



17 JAN 2013

L.T. I  
(7/10/11)  
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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.

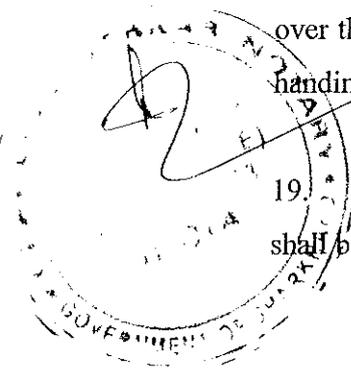
15. That, in case the LESSEE desires to vacate the DEMISED LAND earlier than the agreed lease period it can do so by giving at least 6 months prior written notice to the other party or by payment of 6 months rent prevailing at that time in lieu of the notice period. All expenses incidental and ancillary 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 LESSOR at his 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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 LESSOR on an "as is where is" basis as on the date of handing over of the vacant physical possession.

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



11/1 JAN 2013



L. T. Singh

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*[Handwritten signature]*

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)

17 JAN 2013



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 754995

*Hadiram Singh*



Elebus Sports Limited

*[Signature]*



CHARANJIT SADWAN  
NOTARY SR NO. 4

*[Handwritten signature]*  
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

SRI. HADIRAM SINGH

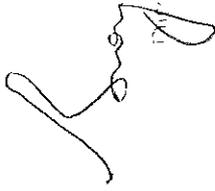
Son of Bawda Singh

By Caste Munda (Schedule Tribe), By Nationality Indian, By Occupation Cultivation, Resident of Village and Mouza Ulda, P.S. Barsole, Anehal 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.



11 JAN 2013

Hade Ram Singh



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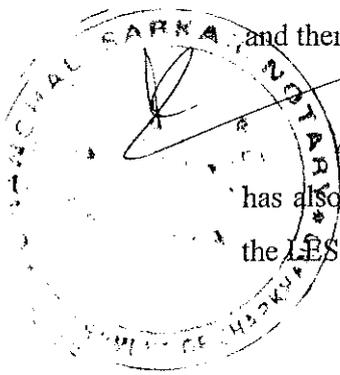
AND

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. 430, being in several Plot No. 54, 55 & 56, Situated in Mouza Ulda, P.S. Barsole, Thana No. 601, District East Singhbhum, and State Jharkhand, which is recorded in his name in the in the khatian as per the last survey settlement, and 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.

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



11 JAN 2013

H. K. Ram Singh

R. K. Singh

H. K. Ram Singh

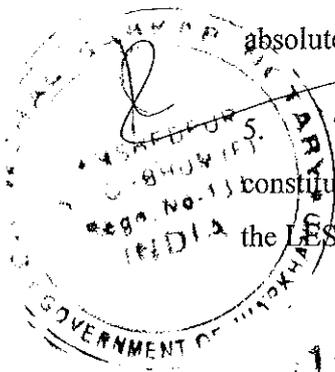
:: 3 ::

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 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 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.

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.



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Hacked on Singh

*[Handwritten signature]*

*[Handwritten signature]*

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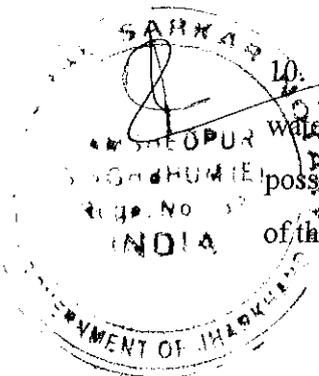
6. That, the LESSOR agrees and undertake to pay all outstanding, charges, rates and taxes, including municipality charges, and other taxes in respect of the DEMISED LAND if any is due, in time before commencing this lease so as not to jeopardize the rights and interests of the LESSEE conferred under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



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Heed of Mrs Singh

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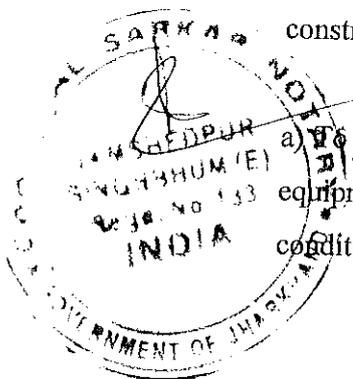
11. That, the LESSEE shall keep the DEMISED LAND along with all its fittings, fixtures; plant, machinery etc. in good tenanted order & condition, except the normal & reasonable wear and tear and further damages by fire, riot, earthquake, tempest or other vis. majors, not occasioned on account of any 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.



11 JAN 2013

Harish Kumar Singh

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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 LESSOR at her 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 LESSOR 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 LESSOR. The LESSOR shall duly observe and perform the obligations on his 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 LESSOR 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 LESSOR, duly signed and attested in original by the LESSEE.



11 JAN 2013

Hatchu Rame Singh

FOR

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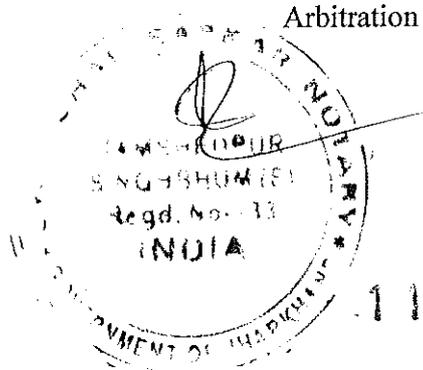
20. That, the LESSOR undertakes that during the subsistence of the present lease, with the LESSEE, he shall not let, rent out and/or transfer any part of the schedule below property owned by his, to any competitor of the LESSEE / or any other entity engaged in the similar line of business as that of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



11 JAN 2013

11/1/13

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All that piece and parcel of raiyati Purani parti land now converted into commercial land measuring an area 73 Decimals i.e. 0.73 Acre approximately, recorded under Khata No. 430, being in Plot No. 56, 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: Plot No. 55;
- South: Nalin Singh;
- East: Nalin Singh;
- West: Pandu 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.

S. K. Singh  
 11/1/13  
 ANCHAL BAHARAGORA  
 DISTRICT EAST SINGHBHUM  
 JHARKHAND

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. M. S.*

WITNESSES:

1. *Roni Shankar Das*

*Hari Ram Singh*

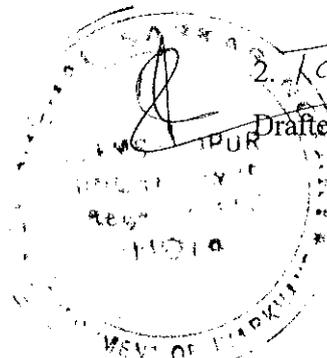
(LESSOR)

2. *Rajan Kr. Barik*

Drafted by: *A. M. S.*

For Globus Spirits Limited

(LESSEE)  
Director



*A. M. S.*  
 11/1/13  
 ANCHAL BAHARAGORA  
 DISTRICT EAST SINGHBHUM  
 JHARKHAND

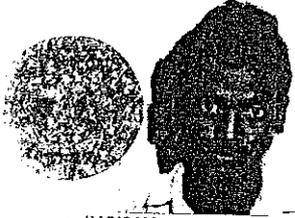
11 JAN 2013



**ELECTION COMMISSION OF INDIA  
IDENTITY CARD**

भारत निर्वाचन आयोग  
पहचान पत्र

BR/50/287/468361



Elector's Name	: HADIRAM SINGH
निर्वाचक का नाम	: हाडिराम सिंह
Father/Mother/Husband's Name	: MARESHWER SINGH
पिता/माता/पति का नाम	: महेश्वर सिंह
Sex/ लिंग	: Male/ पुरुष
Age as on 1.1.1995	: 25 Years
1.1.1995 को आयु	: 25 वर्ष

Address : H.NO.7,  
VILL. AALDA,  
P.O. GHASPADA, DISTT. EAST SINGHBHUM

पता : म.स.7,  
गाँव 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 को अनुकृति

Place : GHATSHILA Date : 29.04.95  
स्थान : घाटाशिला दिनांक : 29.04.95

This card may be used as an Identity Card  
under different Government Schemes.  
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत  
पहचान पत्र के रूप में प्रयोग किया जा सकता है।

REGISTERED  
*[Signature]*  
CHANDRA SANKAR  
A PUBLIC  
OFFICIAL