

2814 Sale value 1,37,500 - Baham-fm 2178 5000Rs.



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scrip 5500

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जिला अवर निबंधक
संस्थापित दस्तावेज में लेखाकारी/ प्रिंटर
जालि के वाशाल अंकित की गई है।
छोटानागपुर काश्तकारी अधिनियम 1908
की धारा 46 (1) (B) के अंतर्गत नहीं है।

SALE DEED

This Sale Deed is made on this the 12th day of May, 2012, at Jamshedpur, by:

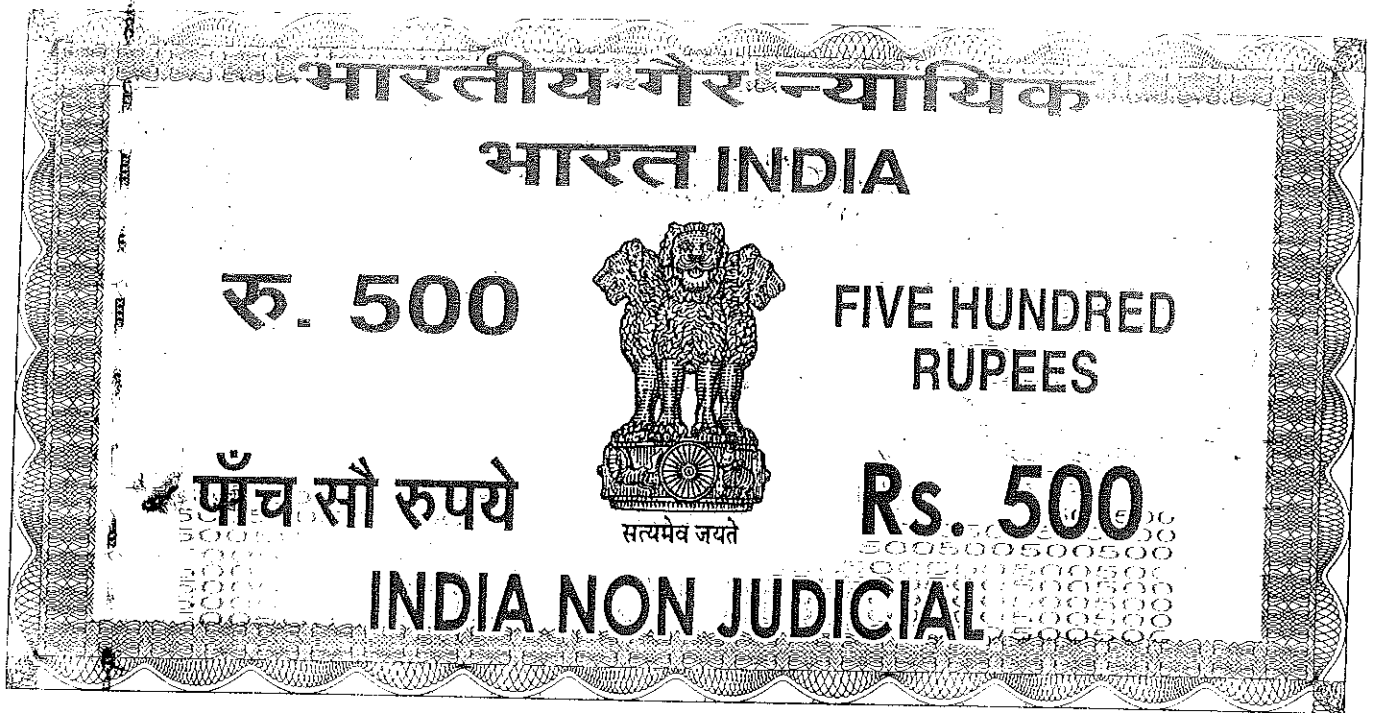
MANMATHA MAHAKUR
Son of Late Akhay Mahakur

By Caste Bagal, By Faith Hindu, By Nationality Indian, By Occupation Cultivation,
Resident of Village Ulda, P.S. Barsole, District East Singhbhum, and State Jharkhand.

Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by
or repugnant to the context must mean and include his legal heirs, successors,
administrators, nominees, legal representatives, executors and assigns) of the One Part.

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IN FAVOUR OF

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

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 35,000/-

(Rupees Thirty Five Thousand) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 1,37,500/- only.

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Witnesseth as Follows:

WHEREAS, the land measuring an area 42 decimals, recorded under Old Khata No. 123, being in Old Plot No. 69 (Southern Portion), was purchased by said Akhay Mahakur son of Late Prasad Mahakur from its previous lawful owner Kanhai Lal Bera, by virtue of a registered Sale Deed No. 1080, Dt: 13.03.1961, registered at the Sub Registry Office, Jamshedpur. And after purchasing the same said Akhay Mahakur died leaving behind his only son i.e. the Vendor namely: Manmatha Mahakur who came in peaceful physical possession over the same without any interruption from any person or corner hence, thereby enjoying with all his right, title and interest over the said property.

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

AND WHEREAS Vide Letter dated September 11, 2011 bearing No. 491, the Zonal Officer, Bahragora has confirmed that presently there are no disputes with respect to the Lands and has further instructed to start the process of transferring the Lands as per the rules annexed hereto and marked as Annexure - "A".

AND WHEREAS Vide Letter dated October 22nd, 2011 bearing No. 533, the Zonal Officer, Bahragora has given its consent for using the Lands for industrial purpose and has also allowed transferring the Land for setting up industry annexed hereto and marked as Annexure - "B".

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

AND WHEREAS the Vendors hereby declares and covenants with the Purchaser that they are the sole and absolute owners of the Lands and have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendors further declare that they have not done any

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acts, deeds or things so as to curtail, restrict or prejudice its right to convey or prevent it from selling the Lands in terms of this Deed.

AND WHEREAS, the Vendors are being in urgent need of money to meet their respective family expenses, they have jointly decided to sell the schedule below property and approached the Purchaser for the same, to which the Purchaser agreed and offered to pay the highest consideration amount of Rs. 35,000/- (Rupees Thirty Five Thousand) only, as Full and Final consideration amount thereof. Hence, to avoid all or any kind of disputes and misunderstandings both the parties entered into this sale deed on the following terms and condition.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 35,000/- (Rupees Thirty Five Thousand) only, vide Cheque No 518763, dated 01/05/2012, drawn on State Bank of India, New Delhi Branch in favour of Sh. Manmatha Mahakur paid by the Purchaser to the Vendors towards full and final consideration, the Vendor do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.
2. That, the Vendor has delivered the possession of the said schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it/he likes.
3. That, from this day the Vendor shall ceases to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.

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

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

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- (a) That all charges towards rates, cesses, taxes, outgoings including municipal taxes, local taxes, water taxes and charges, electricity bills, and such other taxes and levies by the concerned local authorities and/or government till date have been duly paid, and are not in arrears thereof payable by the Vendors in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the Lands and that the Vendors have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the Lands or any part thereof. The Vendors shall always be liable to pay all outgoings and taxes which are imposed on and in relation to the Lands for the period prior to the execution of these presents. Hereafter, the Purchaser shall pay all such taxes, cesses, charges and outgoings as stated above;
- (b) The Vendors have not received any notice of attachment, acquisition or requisition relating to the Lands;
- (c) Immediately prior to the execution of this Deed, the Vendors were in possession of the Lands and no other person or entity is in actually or conditionally entitled to possession, occupation, use or control of the Lands or any part thereof;
- (d) The Vendors have a legal right, title and interest and has good and marketable title to the Lands and the Lands are free from any claims, demands, tenancies, liens or interest, share, right or title of any person other than the Vendors;
- (e) The Vendors have not prior to this Deed entered into any subsisting agreements, arrangements, oral or written with regard to the sale of the Lands or any part thereof, other than with the Purchaser;
- (f) There are no charges, mortgages or other encumbrances existing in or over the Lands or any part thereof;

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 of law in respect of the

reby declare and covenant with the Purchaser that the said Deeds and things which are legally or reasonably necessary for the full and perfect enjoyment of the said Lands by the Purchaser for more fully and perfectly to enjoy the same, the Purchaser in the Lands herein conveyed

at they have good and perfect title
hereby indemnify and keep the Purchaser
against any loss or liability, cost or
should arise, at any time in future
effect in or for want of clear market
ance of any of the declarations or covenants
ful enjoyment or use of the Lands
ments, charges, expenses, taxes that
peaceful enjoyment, possession and
Purchaser shall also have the right
legal remedies available to it for such
protection by the Vendors in this Sale

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

8. That, the Vendor must deliver all other relevant documents related to the lands which are in her possession as mentioned in the schedule below. And the Purchaser is at liberty to have his name mutated or get the company's name mutated in the office of the landlord i.e. the State of Jharkhand through Circle Officer, Bahragora and pay rent, municipality charges and taxes for the same in his own name or in the name of the company and obtain receipt thereof.

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

SCHEDULE

(Description of the landed property hereby sold)

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

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
Old 123	Old 69 (Southern Portion)	42 Decimals

This is bounded by:

North: Radhe Shyam Gorai,

South: Bishnu Priya Pradhan,

East: Mouza Hudli,

West: Deepak Mahapatra & Others.

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

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

Read and explained the contents of this Sale Deed in Bengali / Hindi to the Vendor by me who found it to be true and correct. A. Mandal.

WITNESSES:

1. *[Signature]* (Bhilam Sanyal S/o Sri K.P.S. MBS-283 Hurdial Japra)

[Signature]
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

2. *[Signature]*

Drafted by:

Printed by: *[Signature]*
Jamshedpur Court.

For Globus Spirits Limited

[Signature]
Director



Signature, Photograph and Five Finger Print of Left Hand of One of the Director of M/s. Globus Spirits Limited

Certificate:

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

[Signature]
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

ANNEXURE - A

Letter dated September 11, 2011 bearing No. 491, the Zonal Officer, Baharagora.

ANNEXURE - B

Letter dated October 22, 2011 bearing No. 533, the Zonal Officer, Baharagora

अंचल कार्यालय, बहरागोडा

पत्रांक:-...5.3.3.....

दिनांक:-...2.2.2011

विषय:- रैयती भूमि पर औद्योगिक प्रतिष्ठान के स्थापना के संबंध में अनापति प्रमाण पत्र के संबंध में।

उपर्युक्त विषय पर आवेदक, निदेशक, ग्लोबस स्पिरिटस लिमिटेड/ग्लोबस स्पिरिटस झारखण्ड लिमिटेड (Globus Sprits Limited /Globus Sprits Jharkhand Limited) के आवेदन पर राजस्व कर्म0, अंचल निरीक्षक से जाँच कराई गई। जाँच प्रतिवेदन के अनुसार प्रमाण पत्र के साथ सलंगन सूची में वर्णित सभी भूमि दोन - I, दोन - II, दोन - III है, तथा परती है। हाल सर्वे खतियान में रैयती भूमि इंद्राज है। भौतिक सत्यापन में पाया गया है कि खेसरा संख्या 70,1464 एवं 69 को छोड़कर शेष भूमि परती एवं गढ़ा है एवं प्लॉट सं0 70,1464 एवं 69 दोन - II है।

अतः उपरोक्त तथ्यों के आधार पर प्रमाणित किया जाता है कि उपरोक्त प्लॉट रैयती भूमि है। रैयत चाहे तो नियमानुसार उपरोक्त प्लॉटों में औद्योगिक प्रतिष्ठान की स्थापना कर सकती है अथवा औद्योगिक प्रतिष्ठान की स्थापना हेतु भूमि का नियमानुसार हस्तान्तरण कर सकते हैं। इसमें इस कार्यालय को कोई आपत्ति नहीं है।

अनुलग्नक:- यथोक्त।



१६/०१/११
अंचल अधिकारी
बहरागोडा।

अंचल अधिकारी का कार्यालय, बहरागोड़ा ।

प्रेषक,

अंचल अधिकारी
बहरागोड़ा ।

सेवा में,

अपर उपायुक्त
पूर्वी सिंहभूम जमशेदपुर ।

पत्रांक :- 491

दिनांक :- 11.09.11

विषय :- सहायक आयुक्त, उत्तपाद पूर्वी सिंहभूम जमशेदपुर के पत्रांक 3193 दिनांक 09/09/2011 के द्वारा प्राप्त एकरारनामा में अंकित भूमि का जांच प्रतिवेदन ।

महोदय,

उपरोक्त विषय के संबंध में कहना है कि मौजा ओलदा थाना नं० 601 के अन्तर्गत एकरारनामा शिड्यूल में अंकित भूमि का जांच राजस्व कर्मचारी तथा अंचल अभिन से स्थलीय एवं राजस्व कागजात के साथ कराया गया है । जो शिड्यूल A से H तक भूमि का विस्तृत विवरणी इसके साथ संलग्न है । वर्तमान में वर्णित भूमि विवाद रहित है । नियमानुसार हस्तांतरण कि कारवाई की जा सकती है ।

सादर सूचनार्थ प्रेषित ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

अंचल अधिकारी
बहरागोड़ा ।

ज्ञापांक491.....दिनांक11.09.11

प्रतिलिपि :- उपायुक्त पूर्वी सिंहभूम जमशेदपुर को सूचनार्थ एवं आवश्यक कारवाई हेतु प्रेषित ।

प्रतिलिपि :- सहायक आयुक्त, उत्तपाद पूर्वी सिंहभूम जमशेदपुर को सूचनार्थ एवं आवश्यक कारवाई हेतु प्रेषित ।

अंचल अधिकारी
बहरागोड़ा ।

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कर्मिक 1 एवं 2 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल A के भूमि निम्न प्रकार है

मौजा	थाना नं०	खाता नं०	प्लॉट नं०	किस्म	रकबा	खतियानी रैयत	पंजी दो रैयत	वर्तमान स्थिति	अभ्युक्ति
ओलदा	601	20	72	दोन दो	0.5	ईश्वर चन्द्र प्रधान पिता राम चन्द्र प्रधान	ईश्वर चन्द्र प्रधान पिता राम चन्द्र प्रधान	परती	
			65	दोन एक	0.39	वही	वही	परती	
			73	दोन दो	0.33	वही	वही	परती	
			74	दोन दो	0.19	वही	वही	परती	
		21						परती	

कर्मिक 3 से 9 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल B के भूमि निम्न प्रकार है

ओलदा	601	44	81		0.15				खाता नं० 44 के अन्तर्गत यह प्लॉट खतियान में दर्ज नहीं है
			90		0.19				
			91		0.23				
			92		0.16				
			93		0.17				
			83		0.6				
			84		0.1				
		79		दोन तीन	1.63	कान्हाई लाल महापात्र ई० पिता गोपी नाथ महापात्र	कान्हाई लाल महापात्र ई० पिता गोपी नाथ महापात्र	परती	
		80		दोन दो	0.21	वही	वही	परती	

कर्मिक 10 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल C के भूमि निम्न प्रकार है

ओलदा	601	38	66	दोन दो	0.43	कान्हाई बेड़ा पिता उदय बेड़ा	कान्हाई बेड़ा पिता उदय बेड़ा	परती	
			67	दोन तीन	0.08	वही	वही	परती	
			69	दोन दो	0.33	वही	वही	परती	

कर्मिक 11 से 13 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल D के भूमि निम्न प्रकार है

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अनुमति अधिकारी
अनुमति अधिकारी

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ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई0	कान्हाई बेरा पिता उदय बेरा ई0	परती	स्थल जाच के समय राधेश्याम गोराई के द्वारा 2747 दिनांक 18/04/66 का छाया प्रति प्रस्तुत किया गया जो संलग्न है।
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढा	

कर्मांक 14 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल E के ममि निम्न प्रकार है

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई0	कान्हाई बेरा पिता उदय बेरा ई0	परती	
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढा	
		373	70	दोन दो	0.19	राजवाला दासी पति लाल मोहन दास	राजवाला दासी पति लाल मोहन दास	दोन दो	6/02/2017
			71	दोन तीन	0.49	वही	वही		

कर्मांक 15 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल F के ममि निम्न प्रकार है

ओलदा	601	1	1464		0.3	अखय महाकुड़ पिता प्रसाद महाकुड़	अखय महाकुड़ पिता प्रसाद महाकुड़	दोन दो	खतियान फटा हुआ है।
		123	69		0.42	गोपी नाथ महापात्र पिता दामोदर महापात्र	गोपी नाथ महापात्र पिता दामोदर महापात्र	दोन दो	खतियान फटा हुआ है।

कर्मांक 16 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल G के ममि निम्न प्रकार है

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अखय महाकुड़
गोपी नाथ महापात्र

ओलदा	601	276	12	पुरानी परती	0.4	पाण्डु सिंह पिता कोठी सिंह	पाण्डु सिंह पिता कोठी सिंह	परती	यह भूमि आदिवासी की है सक्षम पदाधिकारी के अनुमति प्राप्त के पश्चात हस्तांतरण योग्य है ।
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कर्मांक 17 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल H के भूमि निम्न प्रकार है

ओलदा	601		148		2.4			परती	एकरारनामा में खाता नं० अंकित नहीं रहने के कारण सत्यापन करना संभव नहीं है ।
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✓
सिद्ध आदिवासी
संस्थापक, 2/8/2015

2/8/2015

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

Token No: 12

Token Date/Time: 12/05/2012 13:58:03

Document Type	Sale Deed	Presenter	Manmatha Mahakur
Presenter Name & Address	Vill - Ulda, P.S - Barsole, Dist - East Singhbhum	Date of Entry	12/05/2012
Stampable Doc. Value	137500	DOE	Total Pages 32
Document Value	137500	Stamp Value	5500
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	123 (O)	69			OR_COMM	42 Decimal	134400

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Manmatha Mahakur	Late Akhay Mahakur	Cult.	Other		vill - ulda, p.s - barsole, dist - east singhbhum
2	VENDEE	M/S Globus Spirits Ltd. Rep. By Dr. Bhaskar Roy	Shib Narayan Roy	Service	Other		office at A - 46, friends colony (east), new delhi - 110065
3	Identifier	Pritam Singh	K.P. Singh	Service	Other		mbj 283, hussainabad, jounpur, u.p
4	Witness1	Pritam Singh	K.P. Singh	Service	Other		Mbj 283, Hussainabad, Jounpur, U.P
5	Witness2	Santosh Pattanayak	Subhah Chandra Pattanayak	Service	Other		plot no - 1 & 2. iswar nagar, new delhi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	4,125.00
4	SP	480.00
5	M	150.00
6	I	500.00
Total		5,258.44

5258.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फॉर्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

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मनम महकु

प्रतिपद

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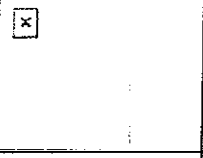
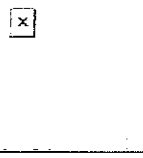

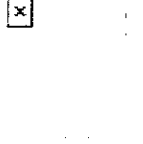
निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.12 Token Date: 12/05/2012 13:58:03

Serial/Deed No./Year :2814/2178/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Manmatha Mahakur Father/Husband Name:Late Akhay Mahakur (VENDOR) vill - ulda, p.s - barsole, dist - east singhbhum		
2	M/S Globus Spirits Ltd.Rep. By Dr. Bhaskar Roy Father/Husband Name:Shib Narayan Roy (VENDEE) office at A - 46, friends colony (east), new delhi - 110065		
3	Pritam Singh Father/Husband Name:K.P.Singh (Identifier) mbj 283, hussainabad, jounpur, u.p		
4	Pritam Singh Father/Husband Name:K.P.Singh (Witness1) Mbj 283, Hussainabad, Jounpur, U.P		
5	Santosh Pattanayak Father/Husband Name:Subhah Chandra Pattanayak (Witness2) plot no - 1 & 2. iswar nagar, new delhi		

Book No. I
Volume 98
Page 363 To 394
Deed No 2814/2178
Year 2012
Date 12/05/2012 17:02:05

District Sub Registrar

Signature of Operator

8127 Sale Value 125,000 = 10 P.S. Barsole

4887



झारखण्ड JHARKHAND

Stamp 4000 + 1000 = 5000/-

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11/9/12

SALE DEED

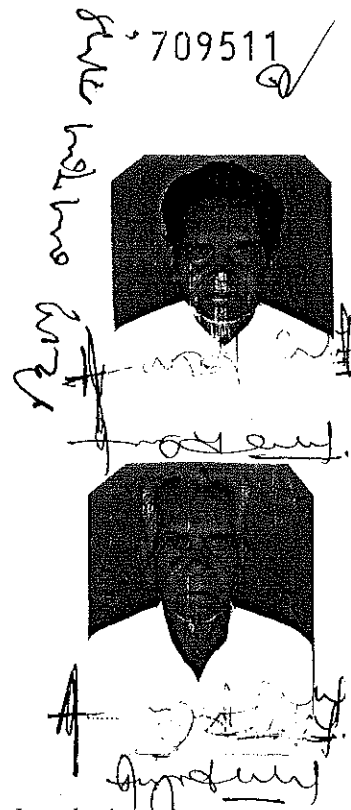
Fee paid
#0 3750/-
L.F. 2.50
T.F. 0.94
L.F. 500/-
M.B. 150/-

This Sale Deed is made on this the 01st day of Sept 2012, at Jamshedpur, by:

1. Miralal Gorai
2. Radheshyam Gorai
Both sons of Late Fakir Chandra Gorai.

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

1/10/12





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Witness as Follows:

WHEREAS, the schedule below property recorded under Khata No. 303 being in Plot No. 13, in Mouza Ulda is recorded in the name of Fakir Chandra Gorai son of Chinta Mani Gorai as per the Survey Settlement of 1964 in the Khatian and he is in peaceful physical possession over the same without any interruption from any person or corner in his lifetime. And after the demise of said Fakir Chandra Gorai his son being his legal heir and successor namely: Hiralal Gorai & Radhesyam Gorai ~~his son namely Sapan Kumar Gorai (Ramesh Vardan)~~ has come in peaceful physical possession over the said schedule below property without any interruption from any person or corner thereby enjoying over the said property with all his right, title and interest being its lawful, absolute and bonafide owner.

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



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IN FAVOUR OF

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

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 36,190/-

(Rupees Thirty Six Thousand One Hundred and Ninety) only.

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



झारखण्ड JHARKHAND

709514

:: 4 ::

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

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

AND WHEREAS, the Vendor are being in urgent need of money to meet their respective family expenses, they have jointly decided to sell the schedule below property and approached the Purchaser for the same, to which the Purchaser agreed and offered to pay the highest consideration amount of Rs. 36,190/- (Rupees Thirty Six Thousand One Hundred and Ninety) only, as Full and Final consideration amount thereof. Hence, to avoid all or any kind of disputes and misunderstandings both the parties entered into this sale deed on the following terms and condition.

• • 5 • •

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 36,190/- (Rupees Thirty Six Thousand One Hundred and Ninety) only. vide Cheque No. 518779, Dated: 01.09.12 drawn on State Bank of India, New Delhi Branch in favour of Mr. Sapat Kumar Gorai, paid by the Purchaser to the Vendor towards full and final consideration, the Vendor do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed. To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.

3. That, from this day the Vendor shall cease to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.

5. AND ALL THE ESTATE with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities,

Exhibit 1840
Inclusive in 29

:: 6 ::

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

AND FURTHER that they the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Lands hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the Vendor or their successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser their successors or assigns or its or their counsel in law for assuring the Lands and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid.

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6. That, the Vendor further represents and warrant as under:
- (a) That all charges towards rates, cesses, taxes, outgoings including municipal taxes, local taxes, water taxes and charges, electricity bills, and such other taxes and levies by the concerned local authorities and/or government till date have been duly paid, and are not in arrears thereof payable by the Vendor in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the Lands and that the Vendor have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the Lands or any part thereof. The Vendor shall always be liable to pay all outgoings and taxes which are imposed on and in relation to the Lands for the period prior to the execution of these presents. Hereafter, the Purchaser shall pay all such taxes, cesses, charges and outgoings as stated above;
 - (b) The Vendor have not received any notice of attachment, acquisition or requisition relating to the Lands;
 - (c) Immediately prior to the execution of this Deed, the Vendor were in possession of the Lands and no other person or entity is in actually or conditionally entitled to possession, occupation, use or control of the Lands or any part thereof;
 - (d) The Vendor have a legal right, title and interest and has good and marketable title to the Lands and the Lands are free from any claims, demands, tenancies, liens or interest, share, right or title of any person other than the Vendor;
 - (e) The Vendor have not prior to this Deed entered into any subsisting agreements, arrangements oral or written with regard to the sale of the Lands or any part thereof, other than with the Purchaser;
 - (f) There are no charges, mortgages or other encumbrances existing in or over the Lands or any part thereof;

Section 8
:: 8 ::

- (g) That there is no written notice of any subsisting default or breach on the part of the Vendor of any provisions of law in respect of the Lands or any part thereof;
- (h) The approach road to the Lands is a public road and that the Vendor have free access to the Lands without any payments to any third party;
- (i) All applicable laws including change in the permitted use or manner of use and transfer of Lands and all governmental approvals affecting the Lands have been obtained and complied ;
- (j) There are no proceedings instituted by or against the Vendor and pending in any Court or before any authority in relation to the Lands and the Lands are not under any lispends.


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

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


their
children
give
no sign

July 2

1. Pritham Singh
2. Gouri Shankar Das

Drafted by:

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

For Globus Spirits Limited

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

[Signature]
AVIJIT MANDAL
 Enrollment No.-14/2010
 (Advocate Jsr. Court)

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

Token No: 10

Token Date/Time: 01/09/2012 13:21:55

Document Type	Sale Deed	Presenter	Hiralal Gorai	Date of Entry	01/09/2012
Presenter Name & Address	Vill - Ulda, P.S - Barsole, Dist - East Singhbhum	DOE		Total Pages	26
Stampable Doc. Value	125000	Stamp Value	5000	Book	1
Document Value	125000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	303	13			OR_RES	38 Decimal	121600

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Hiralal Gorai	Late Fakir Chandra Gorai	Cult.	Other		vill - ulda, p.s - barsole, dist - east singhbhum
2	VENDOR	Radhe Shyam Gorai	Late Fakir Chandra Gorai	Cult.	Other		Vill - Ulda, P.S - Barsole, Dist - East Singhbhum
3	VENDEE	M/S Globus Spirits Ltd. Rep. Dr. Bhaskar Roy	Shib Narayan Roy	Service	Other		office at A - 46, friends colony, (east), new delhi 110065
4	Identifier	Pritam Singh	K.P. Singh	Service	Other		MBJ - 283, hussanabad, jounpur, u.p
5	Witness1	Pritam Singh	K.P. Singh	Service	Other		Mbj - 283, Hussanabad, Jounpur, U.P
6	Witness2	Gouri Shankar Das	Late Bibhuti Bhusan Das	Business	Other		gahalamura, p.s - barsole, east singhbhum

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	3,750.00
4	SP	390.00
5	I	500.00
6	M	150.00
Total		4,793.44

92,00,000/- का मूल्य

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म फॉर्म के अनुरूप डाटा इंट्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया है कि इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

पिता का नाम

पिता

पेशा





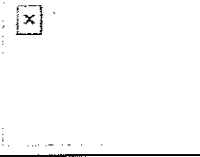
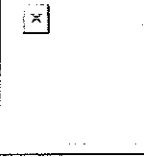


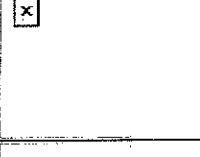
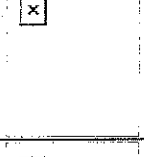
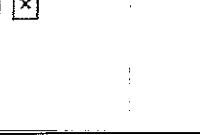
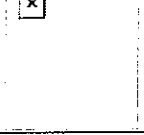
निबंधन पदाधिकारी का हस्ताक्षर

**निबंधन विभाग, झारखंड
जमशेदपुर**

Token No.10 Token Date: 01/09/2012 13:21:55

Serial/Deed No./Year :6127/4887/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hiralal Gorai Father/Husband Name:Late Fakir Chandra Gorai (VENDOR) vill - ulda, p.s - barsole, dist - east singhbhum		
2	Radhe Shyam Gorai Father/Husband Name:Late Fakir Chandra Gorai (VENDOR) Vill - Ulda, P.S - Barsole, Dist - East Singhbhum		
3	M/S Globus Spirits Ltd.Rep. Dr.Bhaskar Roy Father/Husband Name:Shib Narayan Roy (VENDEE) office at A - 46, friends colony, (east), new delhi 110065		
4	Pritam Singh Father/Husband Name:K.P.Singh (Identifier) MBJ - 283, hussanabad, jounpur, u.p		
5	Pritam Singh Father/Husband Name:K.P.Singh (Witness1) Mbj - 283, Hussanabad, Jounpur, U.P		
6	Gouri Shankar Das Father/Husband Name:Late Bibhuti Bhusan Das (Witness2) gahalamura,p.s - barsole, east singhbhum		

Book No. I
Volume 219
Page 33 To 58
Deed No 6127/4887
Year 2012
Date 01/09/2012 13:51:15

District Sub Registrar,

Signature of Operator

6128 Sale value 200000/- P.S. Barsole

4888



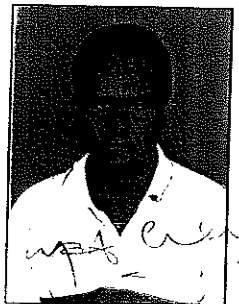
झारखण्ड JHARKHAND

4000 + 4000 = 8000

709562



Dilip Kumar Das
19/9/12



23

SALE DEED
19/9/12

SALE DEED

See find

AD 6000/-

L.L.D. 2-50
P.L. 0.94
P.L. 5000/-
P.L. 1500/-

This Sale Deed is made on this the 1st day of Sept. 2012, at Jamshedpur, by:

Mr. DILIP KUMAR DAS

Son of Late Nilkantha Das

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

19/9/12



झारखण्ड JHARKHAND

709563

Handwritten:
A
Dilip Kumar
01/9/12

:: 2 ::

IN FAVOUR OF

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

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 57,142/-

(Rupees Fifty Seven Thousand One Hundred and Forty Two) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 2,00,000/- only.



झारखण्ड JHARKHAND

709564

::3::

Witnessed as Follows:

WHEREAS, the schedule below property recorded under Khata No. 217 being in Plot No. 5, in Mouza Ulda is recorded in the name of Nilkantha Das son of Panchanand Das as per the Survey Settlement of 1964 in the Khatian and he is in peaceful physical possession over the same without any interruption from any person or corner in his lifetime. And after the demise of said Nilkantha Das his son being his legal heir and successor namely: Dilip Kumar Das (Present Vendor) has come in peaceful physical possession over the said schedule below property without any interruption from any person or corner thereby enjoying over the said property with all his right, title and interest being its lawful, absolute and bonafide owner.

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



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

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

AND WHEREAS, the Vendor are being in urgent need of money to meet their respective family expenses, they have jointly decided to sell the schedule below property and approached the Purchaser for the same, to which the Purchaser agreed and offered to pay the highest consideration amount of Rs. 57,142/- (Rupees Fifty Seven Thousand One Hundred and Forty Two) only, as Full and Final consideration amount thereof. Hence, to avoid all or any kind of disputes and misunderstandings both the parties entered into this sale deed on the following terms and condition.

Dilip Kumar Das

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NOW THIS DEED OF SALE IS WITNESSETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 57,142/- (Rupees Fifty Seven Thousand One ~~Hundred~~ and Forty Two) only, vide Cheque No. 518778, Dated: 01.09.12, drawn on State Bank of India, New Delhi Branch in favour of Mr. Dilip Kumar Das, paid by the Purchaser to the Vendor towards full and final consideration, the Vendor do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.
2. That, the Vendor has delivered the possession of the said schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it/he likes.
3. That, from this day the Vendor shall ceases to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.
4. TOGETHER WITH all and singular the structures, house, with four side fencing, edifices, buildings, units, sheds, extensions, court yards, areas, compounds, sewers, drains, ditches, fences trees, plants, shrubs, ways, paths, passage, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said Lands or any part thereof belonging or in any wise appertaining to or with the same or any ~~part thereof~~ now at or any time here, before, usually held used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatever.

Dilip Kumar A

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

AND FURTHER that they the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Lands hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the Vendor or their successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser their successors or assigns or its or their counsel in law for assuring the Lands and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid.

Deputy Registrar

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6. That, the Vendor further represents and warrant as under:
- (a) That all charges towards rates, cesses, taxes, outgoings including municipal taxes, local taxes, water taxes and charges, electricity bills, and such other taxes and levies by the concerned local authorities and/or government till date have been duly paid, and are not in arrears thereof payable by the Vendor in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the Lands and that the Vendor have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the Lands or any part thereof. The Vendor shall always be liable to pay all outgoings and taxes which are imposed on and in relation to the Lands for the period prior to the execution of these presents. Hereafter, the Purchaser shall pay all such taxes, cesses, charges and outgoings as stated above;
 - (b) The Vendor have not received any notice of attachment, acquisition or requisition relating to the Lands;
 - (c) Immediately prior to the execution of this Deed, the Vendor were in possession of the Lands and no other person or entity is in actually or conditionally entitled to possession, occupation, use or control of the Lands or any part thereof;
 - (d) The Vendor have a legal right, title and interest and has good and marketable title to the Lands and the Lands are free from any claims, demands, tenancies, liens or interest, share, right or title of any person other than the Vendor;
 - (e) The Vendor have not prior to this Deed entered into any subsisting agreements, arrangements oral or written with regard to the sale of the Lands or any part thereof, other than with the Purchaser;
 - (f) There are no charges, mortgages or other encumbrances existing in or over the Lands or any part thereof;

Deed of Conveyance

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- (g) That there is no written notice of any subsisting default or breach on the part of the Vendor of any provisions of law in respect of the Lands or any part thereof;
- (h) The approach road to the Lands is a public road and that the Vendor have free access to the Lands without any payments to any third party;
- (i) All applicable laws including change in the permitted use or manner of use and transfer of Lands and all governmental approvals affecting the Lands have been obtained and complied :
- (j) There are no proceedings instituted by or against the Vendor and pending in any Court or before any authority in relation to the Lands and the Lands are not under any lispendens.

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

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

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

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

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

SCHEDULE

(Description of the landed property hereby sold)

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

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
217	15	60 Decimals

This is bounded by:

North: Raghu nandan Gomi,
East: Amulya Mahakun,

South: Gurhi Ram Singh,
West: Radhe shyam Gomi.

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

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Dilip Kumar

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

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

A. Mandal

WITNESSES:

1. Pratim Singh
2. Gouri Shankar Dosh.

Printed by: A. Mandal
Jamshedpur Court.

Drafted by:

A. Mandal
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)



For Globus Spirits Limited

Director



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Certificate:

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

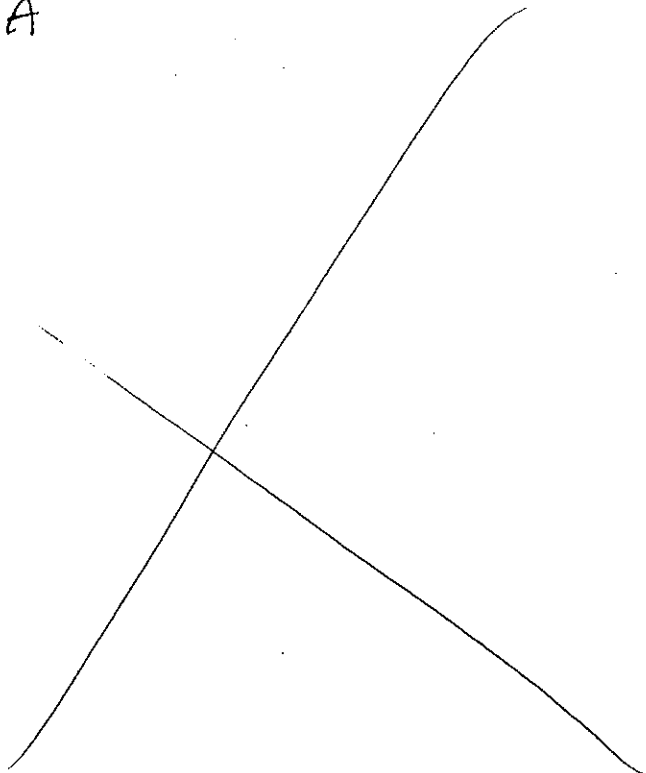
A. Mandal
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)



झारखण्ड JHARKHAND

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Dilip Kumar Dash

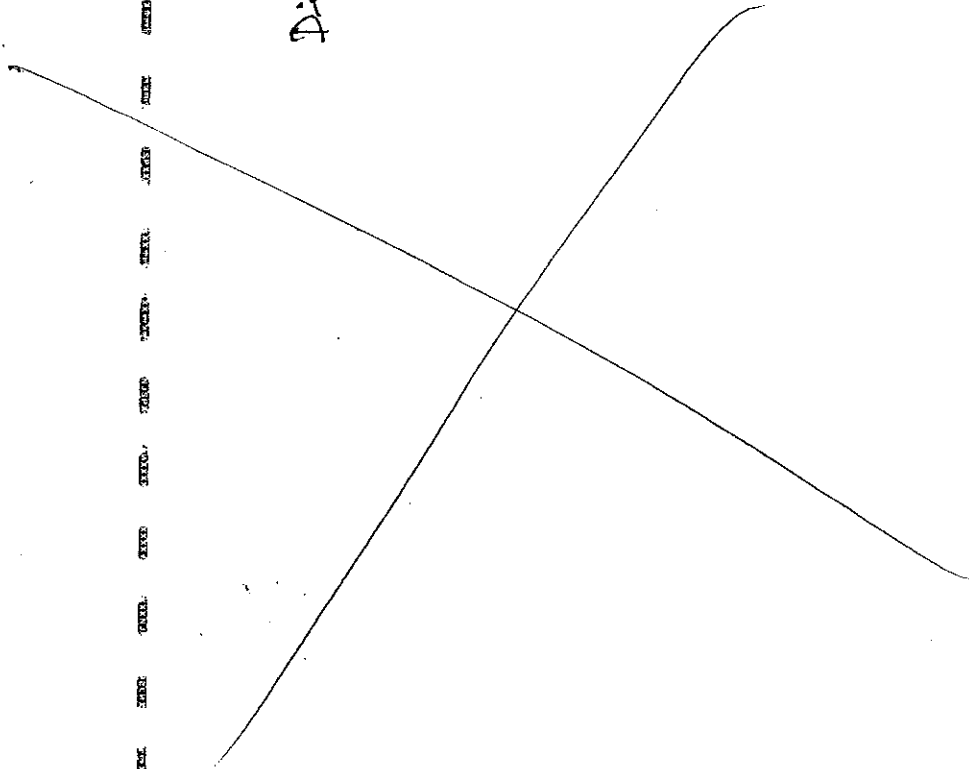




झारखण्ड JHARKHAND

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Dilip Kumar Das

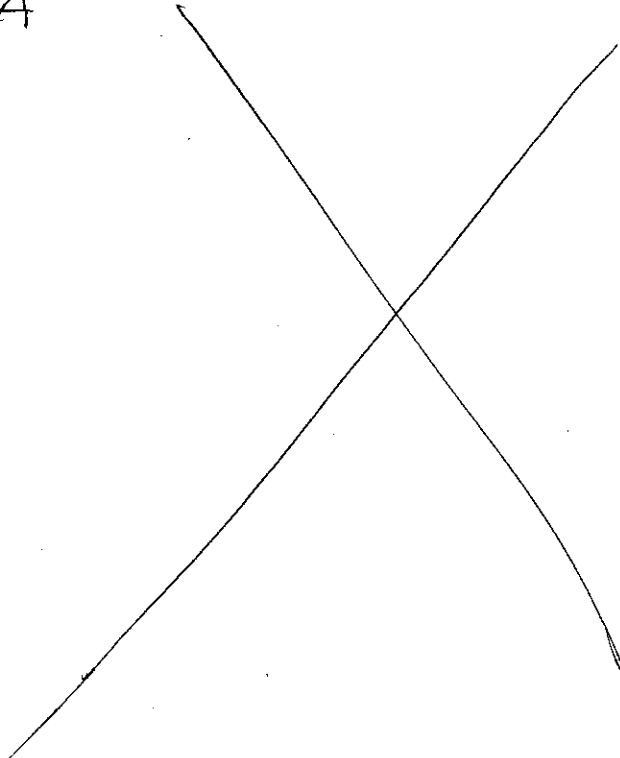




झारखण्ड JHARKHAND

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Dilip Kumar Das

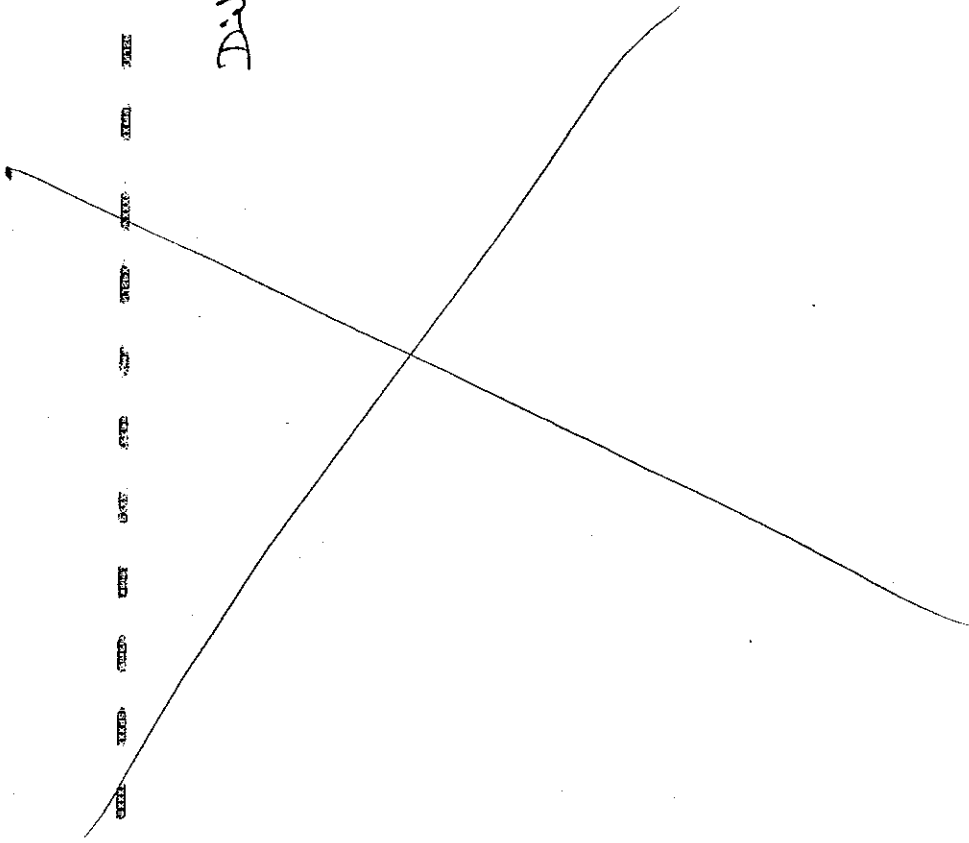




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Dilip Kumar Das



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

Token No. 9

Token Date/Time. 01/09/2012 13:17:30

Document Type: Sale Deed
Presenter Name & Address: Dilip Kumar Das
Village: Ulda, Ps: Barsole, Dist: E. Singhbhum
Stampable Doc. Value: 200000
Document Value: 200000
DOE
Stamp Value: 8000
Serial No.: 0
Date of Entry: 01/09/2012
Total Pages: 32
Book: 1
CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	217	15			OR_COMM	60 Decimal	192000

Other Property Details:

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

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

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	6,000.00
4	SP	480.00
5	I	500.00
6	M	150.00
Total		7,133.44

Dilip Kumar Das

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

दिलीप कुमार दास

पिता

पिता

पेशा

पेशा







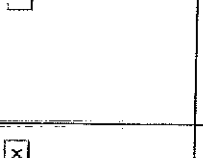
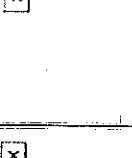


निबंधन पदाधिकारी का हस्ताक्षर

**निबंधन विभाग, झारखंड
जमशेदपुर**

Token No.9 To:en Date: 01/09/2012 13:17:30

Serial/Deed No./Year :6128/4888/2012

Deed Type: Sale Deed

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

Book No. I
Volume 219
Page 59 To 90
Deed No 6128/4888
Year 2012
Date 01/09/2012 13:53:23

District Sub Registrar

Signature of Operator