

2818 Sale value 275000/- Bahangam 2182



7-18
12/5/12

Stamp 11/000 05AA 211865

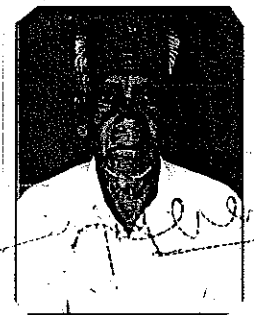
(17)

12/5/12

14572



12/5/12



Fakir Chandra

825020
250
12/5/12
15020

जिला अवर निबंधक
संग्रहित दस्तावेज में लेखाकारी/ प्रिंसिपल
जाति के राजपूत अंकित की गई है।
छोटानागपुर काशीकारी अधिनियम 1938
की धारा 46 (1) (B) के अंतर्गत नहीं है।

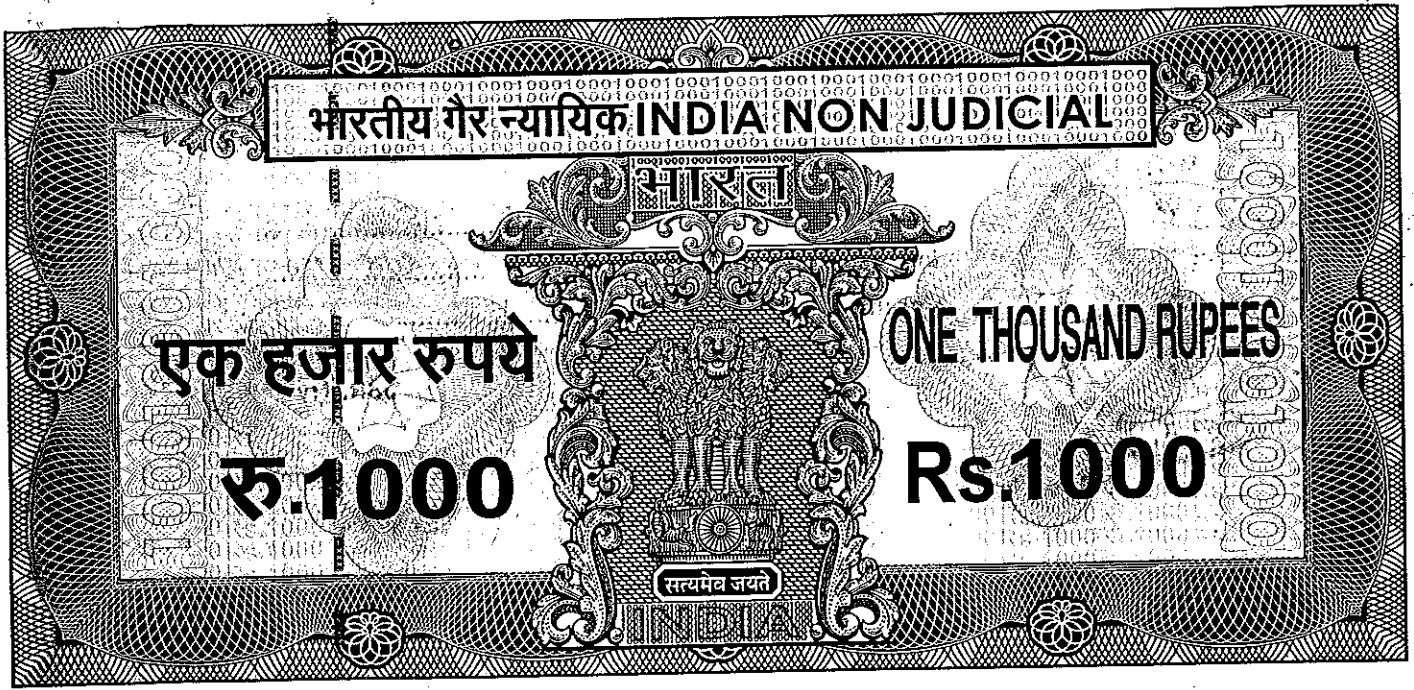
SALE DEED

12/5/12

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

Mr. RADHE SHYAM GORAI
Son 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,



झारखण्ड JHARKHAND

950856

साक्षी का प्रमाण

:: 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. 69,999/-

(Rupees Sixty Nine Thousand Nine Hundred and Ninety Nine) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 2,75,000/- only.

:: 3 ::

Witnesseth as Follows:

WHEREAS, the schedule below property was purchased by Radhe Shyam Gorai son of Late Fakir Chandra Gorai from its previous lawful recorded owner Kanhai Lal Bera son of Late Uday Bera by virtue of a registered Sale Deed No. 22, Dt: 03.01.1963, registered at the Sub Registry Office, Jamshedpur. And after purchasing the same the vendor 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 being its lawful, absolute and bonafide owner. The details of the land is more clearly described in schedule below and more particularly delineated on the plan thereof and thereon shown, surrounded by green colored boundary line annexed hereto and marked as Annexure - "A"

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 - "B".

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 - "C".

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

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

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. 69,999/- (Rupees Sixty Nine Thousand Nine Hundred and Ninety Nine) 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. 69,999/- (Rupees Sixty Nine Thousand Nine Hundred and Ninety Nine) only, vide Cheque No. 518754, dated 01/05/2012, drawn on State Bank of India, New Delhi Branch in favour of Sh. Radhe Shyam 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.

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.

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.

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

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

2018/12/12

- AND that the Vendors does 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 all such expenses.

6. That, the Vendors hereby declares that they have good and perfect title over the schedule below property and that the Vendors hereby indemnify and keep the Purchaser or its successors and assigns fully indemnified against any loss or liability, cost or claims, action or proceedings against the Land, if any should arise, at any time in future against

the Purchaser owing to any issues including defect in or for want of clear marketable title or due to any defect, violation or non-compliance of any of the declarations or covenants herein, which may affect the possession, peaceful enjoyment or use of the Lands and the Vendor shall alone be liable to make all payments, charges, expenses, taxes that may be required to be paid to enable continuous and peaceful enjoyment, possession and use of the schedule below land by the Purchaser. The Purchaser shall also have the right to claim damages and other costs, in addition to all legal remedies available to it for such loss or harm suffered by it due to breach or misrepresentation by the Vendors in this Sale Deed.

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 Ulda; 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:

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<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
Old 123	Old 67, 69 & 69 (Part)	corresponding to
New 38	New 66	43 Decimals
New 38	New 67 (Part)	8 Decimals
New 38	New 69	33 Decimals
Total Area measuring		84 Decimals i.e. 0.84 Acre

This is bounded by:

North: Plot No. 63 & 65,

South: Plot No. 1464, 67 (P), & 68,

East: Plot No. 67 (P), 68 & Border of Hudli Mouza,

West: Plot No. 70, 65 & 1453.

The annual rent payable to the Landlord i.e. 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 Sale Deed.

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. Storik P. Sengh
Portman Sengh MBJ-283 Humsa
Jamshedpur U.P.

2. Reefatunnah

Printed by: A. Mandal.
Jamshedpur Court.

Drafted by:

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

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26/10/2011



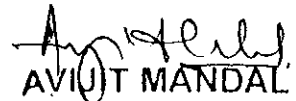
For Globus Spirits Limited

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.


AVIJIT MANDAL

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

ANNEXURE - A
Map of Land

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

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

5/12/11

अंचल कार्यालय, बहरागोडा

पत्रांक:-...5.3.3.....

दिनांक:-...2.2.../11...

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

उपर्युक्त विषय पर आवेदक, निदेशक, ग्लोबस स्पिरिट्स लिमिटेड/ग्लोबस स्पिरिट्स झारखण्ड लिमिटेड (Globus Sprits Limited /Globus Sprits Jharkhand Limited) के आवेदन पर राजस्व कर्म०, 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 इद्राज है। भौतिक सत्यापन में पाया गया है कि खेसरा संख्या 70,1464 एवं 69 को छोड़कर शेष भूमि परती एवं गढ़ा है एवं प्लॉट सं० 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 औधोगिक प्रतिष्ठान की स्थापना कर सकती है अथवा औधोगिक प्रतिष्ठान की स्थापना हेतु भूमि का नियमानुसार हस्तान्तरण कर सकते हैं। इसमें इस कार्यालय को कोई आपत्ति नहीं है।

अनुलग्नक:- यथोक्त।



12/11/11
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 अमिन 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 की कारवाई की जा सकती है ।

सादर सूचनार्थ प्रेषित ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

अंचल अधिकारी
बहरागोड़ा ।

ज्ञापकां 491 दिनांक 11-09-11

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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कमांक 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 रयत	पंजी दो रयत	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	
		21	74	दोन दो	0.19	वही	वही	परती	

कमांक 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	

27/01/2017 8:57 AM

कमांक 10 व्यक्ति 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	

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

अचल अधिकारी
इसरोडा, पूर्वी विभाग

8.5.0

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	स्थल जांच के समय राधेश्याम गोसाई 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	गढ़ा	

कमांक 14 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल E के भूमि निम्न प्रकार है

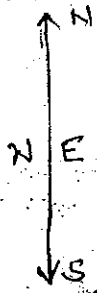
ओलदा	501	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	21/04/2007/87/2/2/2
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढ़ा	
		373	70	दोन दो	0.19	राजवाला दासी पति लाल मोहन दास	राजवाला दासी पति लाल मोहन दास	दोन दो	
			71	दोन तीन	0.49	वही	वही		

कमांक 15 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल F के भूमि निम्न प्रकार है

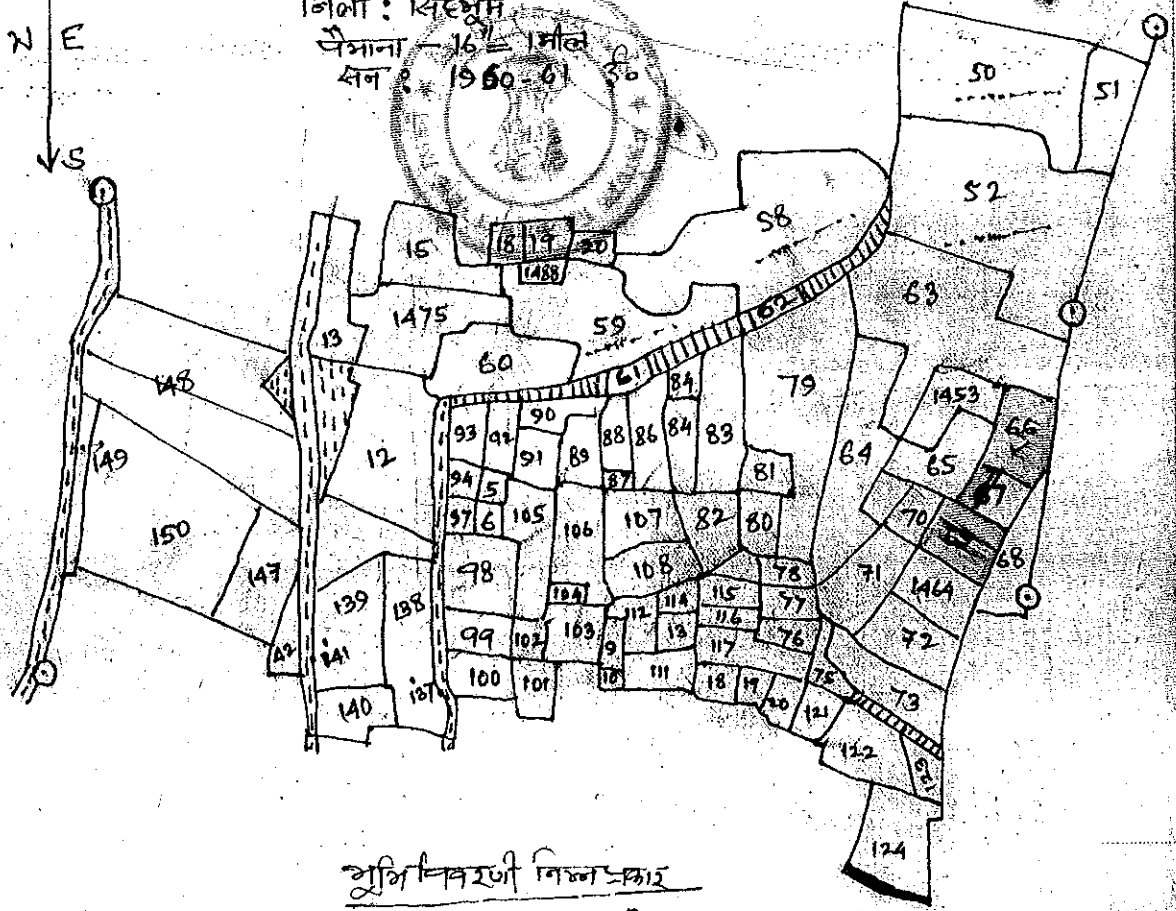
ओलदा	601	1	1464		0.3	अखय महाकुड़ पिता प्रसाद महाकुड़	अखय महाकुड़ पिता प्रसाद महाकुड़	दोन दो	खतियान फटा हुआ है।
		123	69		0.42	गोपी नाथ महापात्र पिता दामोदर महापात्र	गोपी नाथ महापात्र पिता दामोदर महापात्र	दोन दो	खतियान फटा हुआ है।

कमांक 16 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल G के भूमि निम्न प्रकार है

अखल अमिताजी
अखल अमिताजी
अखल अमिताजी



नाम श्रम - ओल्हा - चारम - I
 राजस्व थाना : घाटशिवा थाना नं. - 601
 जिला : सिद्धम
 पैमाना - 16" = 1 मील
 सन 1960-61



भूमि विवरणी निम्न प्रकार

खता नं. -	खटसं.	रकबा	एकड़
38	66	0.43	एकड़
38	67	0.08	"
38	69	0.33	"
			कुल 0.84 एकड़

S. K. Karan
 Instructor 8/05/2012
 P. K. Survey School
 Ramchandrapur.

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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क्रमांक 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 ।
------	-----	--	-----	--	-----	--	--	------	---

✓
सह अतिरिक्त
प्रमाणित किया जाता है



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

Token No: 18

Token Date/Time: 12/05/2012 15:07:59

Document Type	Sale Deed	Presenter	Radhe Shyam Gorai
Presenter Name & Address	Village:Ulda,Ps:Barsole,Dist:East Singhbhum	Date of Entry	12/05/2012
Stampable Doc. Value	275000	DOE	Total Pages 36
Document Value	275000	Stamp Value	11000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	38(N)	66			OR_COMM	0 Decimal	0
BAHRAGODA	601	7	ALDHA	123(O)	6769,69 P			OR_COMM	43 Decimal	137600
BAHRAGODA	601	7	ALDHA	38	67(P)			OR_COMM	8 Decimal	25600
BAHRAGODA	601	7	ALDHA	38	69(P)			OR_COMM	33 Decimal	105600

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	Mr.Radhe Shyam Gorai	Late Fakir Chandra Gorai	Cult.	Other		Village:Ulda,ps:Barsole,Dist:East singhbhum
2	VENDEE	M/S Globus Spirits Ltd.Rep.By Dr.Bhaskar Roy	Sri Shib Narayan Roy	Service	Other		R/O:J-1897,FF,Chittaranjan park,New Delhi-110019
3	Identifier	Pritam Singh	Sri K.P.Singh	Service	Other		MBJ,Jonpur,Hussainabad(U.P)
4	Witness1	Pritam Singh	Sri K.P.Singh	Service	Other		Mbj,Jonpur,Hussainabad(U.P)
5	Witness2	Santosh Pattanayak	Subash Chandra Pattanayak	Service	Other		PlotNo:1 & 2,Ishwar Nagar,new Delhi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	8,250.00
4	SP	540.00
5	I	500.00
6	M	150.00
Total		9,443.44

राधेश्याम गोरै

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
राधेश्याम गोरै
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया।

जिसकी पिता पेशा निवासी ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.18 Token Date: 12/05/2012 15:07:59

Serial/Deed No./Year :2818/2182/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mr.Radhe Shyam Gorai Father/Husband Name:Late Fakir Chandra Gorai (VENDOR) Village:Ulda,ps:Barsole,Dist:East singhbhum		
2	M/S Globus Spirits Ltd.Rep.By Dr.Bhaskar Roy Father/Husband Name:Sri Shib Narayan Roy (VENDEE) R/O:J-1897,FF,Chittaranjan park,New Delhi-110019		
3	Pritam Singh Father/Husband Name:Sri K.P.Singh (Identifier) MBJ,Jonpur,Hussainabad(U.P)		
4	Pritam Singh Father/Husband Name:Sri K.P.Singh (Witness1) Mbj,Jonpur,Hussainabad(U.P)		
5	Santosh Pattanayak Father/Husband Name:Subash Chandra Pattanayak (Witness2) PlotNo:1 & 2,Ishwar Nagar,new Delhi		

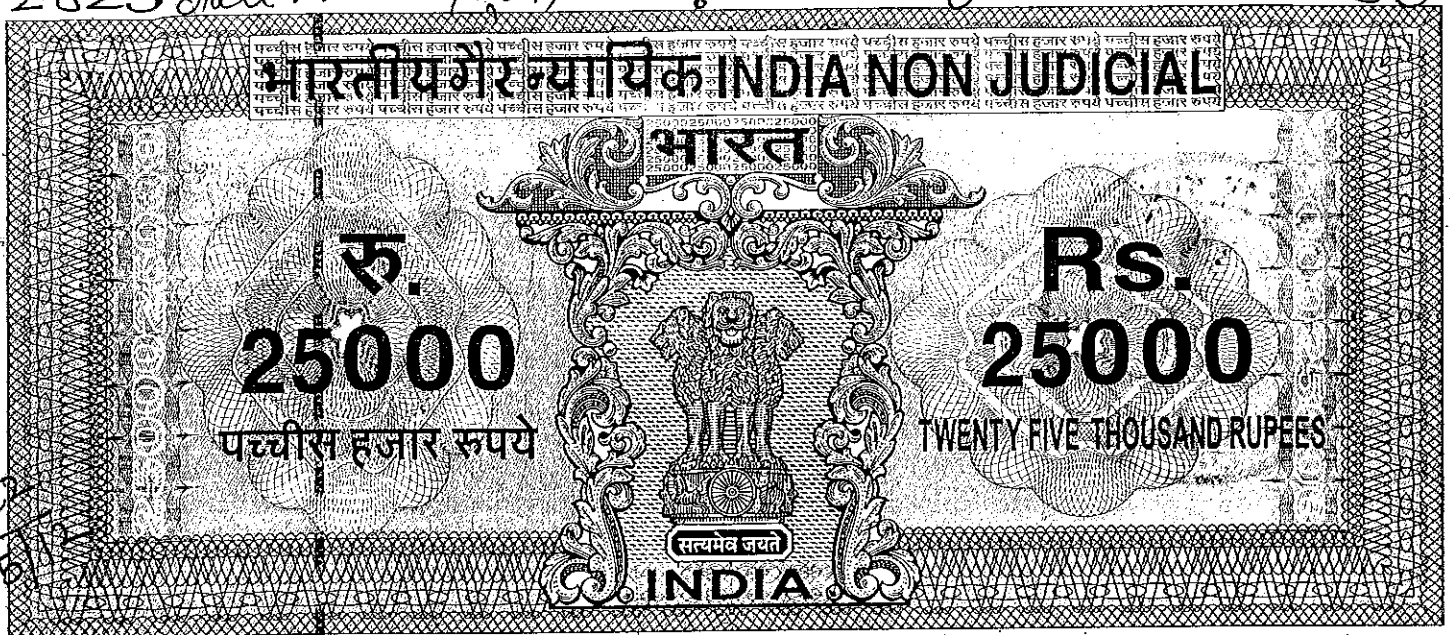
Book No. I
Volume 98
Page 517 To 552
Deed No 2818/2182
Year 2012
Date 12/05/2012 17:11:39

District Sub Registrar

Signature of Operator

2823 Sale Value 10.87, 5000/- w.f.s. Badmanga

2186



झारखण्ड JHARKHAND

43500

114368

जिला अवर निबंधक
समाजस्थित दस्तावेज में लेखाकारी/ प्रिंसपल
जाति के नएक अंकित की गई है।
छोटानागपुर कांशिकारी अधिनियम 1908
की धारा 46 (1) (B) के अंतर्गत नहीं है।

12/5/12



Finger prints of left hand of Amulya Mahakur
has been obtained by / before me. 12/5/12

12.5.12

SALE DEED

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

Mr. AMULYA MAHAKUR

Son of Late Srinivas Mahakur

By Caste Mahakur / 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,



05AA 211864



:: 2 ::

*L.S.I. of Family Valuation
by the office of Registrar
12/5/12*

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. 2,79,996/-

(Rupees Two Lacs Seventy Nine Thousand Nine Hundred and Ninety Six) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 10,87,500/- only.



:: 3 ::

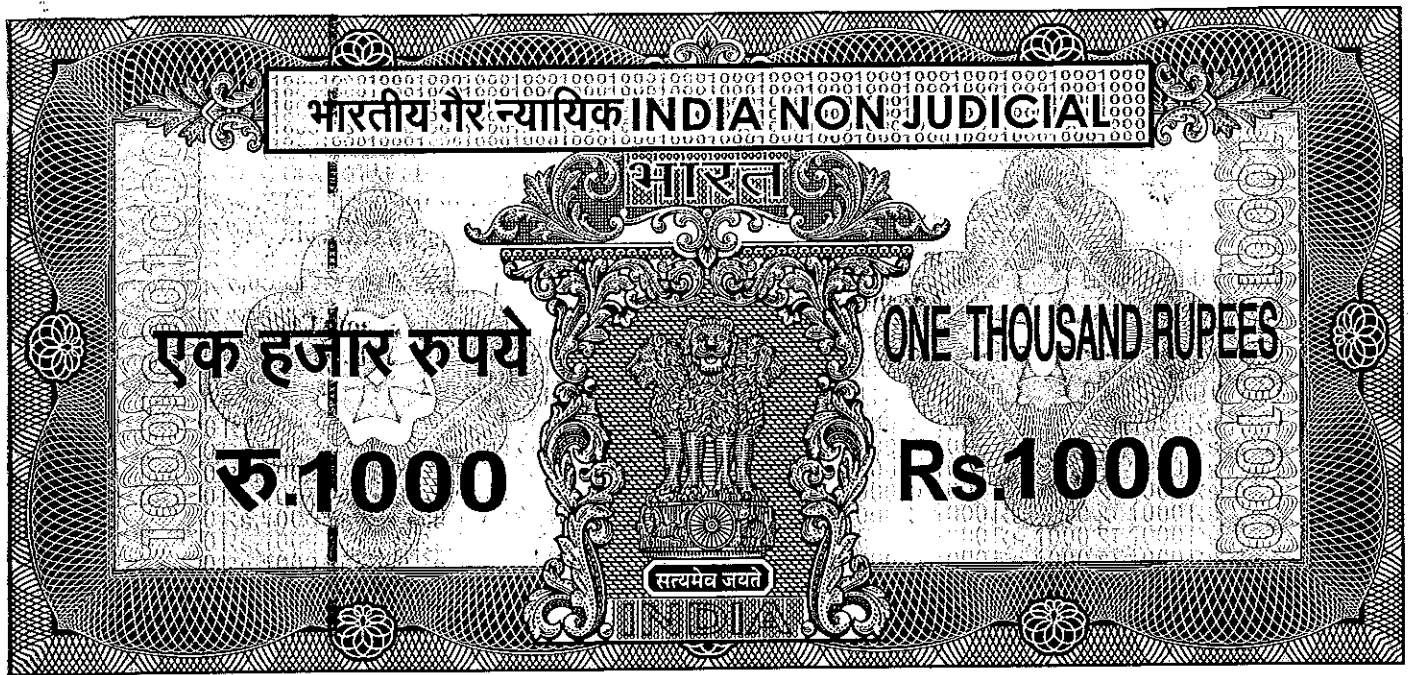


*L.R. of family
Mahakur by the
of Amulya
12/5/12*

Witnesseth as Follows:

WHEREAS, the schedule below property recorded under Khata No. 39 being in Portion of Plot Nos. 52, 63 & 64, is originally recorded in the name of Kanhai Bera son of Uday Bera (1/2 Half Share) and Raj Bala Dasi wife of Lal Mohan Mahakur (1/2 Half Share) as per the Survey Settlement of 1964 in the Khatian. And all the lands recorded under Khata No. 373 being in Plot Nos. 70 & 71, is recorded in the name of Raj Bala Dasi wife of Lal Mohan Das as per the Survey Settlement of 1964 in the Khatian. And for the above mentioned Khata No. 39 lands the Legal Heirs of Kanhai Bera & Raj Bala Dasi has equal 50:50 Share. And as said Raj Bala Dasi died leaving behind his only son as his legal heirs and successors Srinivas Mahakur for her share of property and after the demise of said Srinivas Mahakur his only son i.e. Amulya Mahakur (Vendor) has inherited the said properties being its lawful owner as inheritance from his ancestors. The details of the land is more clearly described in schedule below and more particularly delineated on the plan thereof and thereon shown, surrounded by green colored boundary line annexed hereto and marked as Annexure - "A"

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



झारखण्ड JHARKHAND

:: 4 ::



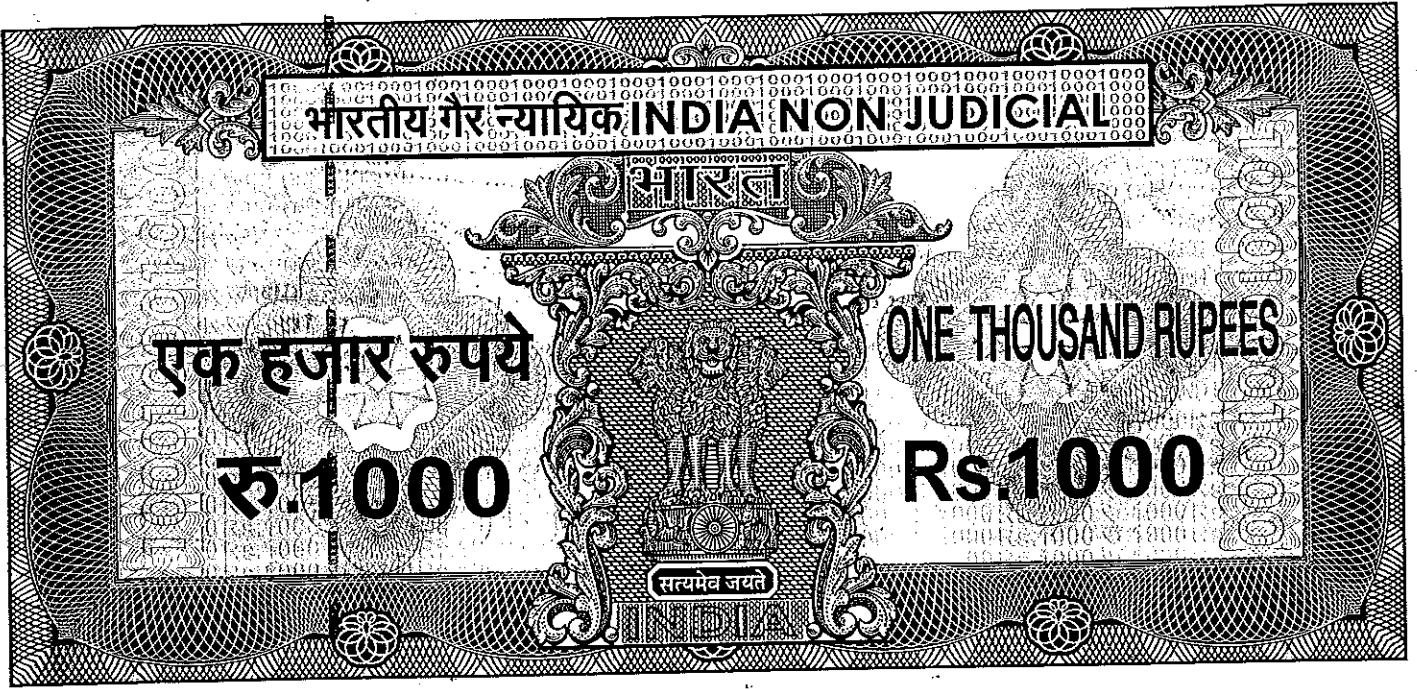
950853
 V.P. of Amulya
 Mahabharat by the
 son of Angad
 2/12/11

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 - "B".

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 - "C".

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

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



झारखण्ड JHARKHAND

...5...

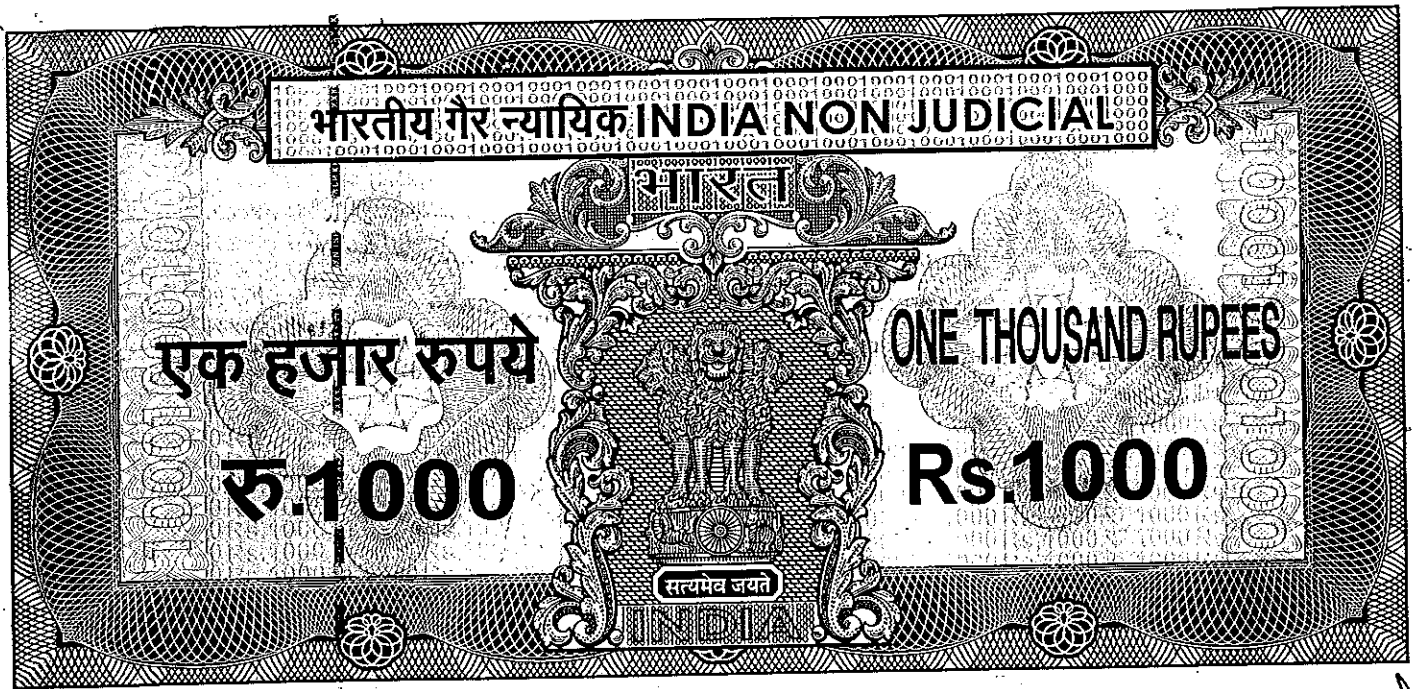


950854
L.I. of Funding
Notar by the
for of Funding
2/12/12

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. 2,79,996/- (Rupees Two Lacs Seventy Nine Thousand Nine Hundred and Ninety Six) 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. 2,79,996/- (Rupees Two Lacs Seventy Nine Thousand Nine Hundred and Ninety Six) only, vide Cheque No. 518755, dated 01/05/2012, drawn on State Bank of India, New Delhi Branch in favour of Sh. Gouri Shankar Dash, 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.



झारखण्ड JHARKHAND

950855

:: 6 ::



*Dr. I. of Haryana
Nabhar by the
of Aug 12/12*

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 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 into the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.

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



झारखण्ड JHARKHAND

A 582866

:: 7 ::

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 grahted, 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

:: 8 ::

L.F.F. of Family
Wahab Khan by the
of August 12/12

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.

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

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



L. P. T. of Amulya
Molokun together for
of 12/12/12

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

AND that the Vendors does 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 all such expenses.

:: 10 ::



L.P.F. of Henuya
Validation by the
of 12/15/12

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

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)

:: 11 ::



L.T. of Humbera
Sale by the Govt
of Jharkhand
12/12/12

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 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>
39	52 (Portion)	131 Decimals (out of 262 Decimals)
39	63 (Portion)	94 Decimals (out of 188 Decimals)
39	64 (Portion)	43 Decimals (out of 86 Decimals)
373	70	19 Decimals
373	71	49 Decimals
Total Area measuring :		336 Decimals i.e. 3.36 Acre

Boundary of Plot No. 52 (P), 63 (P) & 64 (P):

North: Plot No. 50, 51 & 63,

South: Plot No. 1453, 66, & 64 (P),

East: Hudli Mouza & Plot No. 65 & 63,

West: Plot No. 52 (P), 63 (P) & 79,

Boundary of Plot No. 70 & 71:

Plot No. 64, 65, & 480,

Plot No. 72, 74, & 75,

Plot No. 69, 72 & 1464,

Plot No. 480, 64, & 77.

The annual rent payable to the Landlord i.e. 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 Sale Deed.

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. N. S.

:: 12 ::



L.P.T. of Ananya Mahalan
by the hand of Ananya Mahalan
12/8/12

WITNESSES:

1. Pratim Singh Goswami
MBJ-283 - Jaipur U.P.

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

2. Deepak Kumar

Drafted by:

Printed by: A. Mahan
Jamshedpur Court.



For Globus Spirits Limited
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.

ANNEXURE - A
Map of Land

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

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

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

अंचल कार्यालय, बहरागोडा

पत्रांक:-...5.3.3.....

दिनांक:-...2.2.11/A..11.

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

उपर्युक्त विषय पर आवेदक, निदेशक, ग्लोबस स्प्रिट्स लिमिटेड/ग्लोबस स्प्रिट्स झारखण्ड लिमिटेड (Globus Sprits Limited /Globus Sprits Jharkhand Limited) के आवेदन पर राजस्व कर्म०, 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 सं० 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।



अंचल अधिकारी
बहरागोडा।

अंचल अधिकारी का कार्यालय, बहरागोड़ा ।

प्रेषक,
अंचल अधिकारी
बहरागोड़ा ।

पत्रांक :- 491

सेवा में,
अपर उपायुक्त
पूर्वी सिंहभूम जमशेदपुर ।

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 अमिन 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 की कारवाई की जा सकती है ।

सादर सूचनार्थ प्रेषित ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

अंचल अधिकारी
बहरागोड़ा ।

झापांक 491 दिनांक 11-09-11

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 ।

कमांक 1 एवं 2 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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							

कमांक 3 से 9 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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	

कमांक 10 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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	

कमांक 11 से 13 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल D के भूमि निम्न प्रकार है

१५.१०

अवल अधिकारी
हरमोहन गुरी सिन्हा

1276

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	स्थल जांच के समय रावेराम गोराई के द्वारा 27/47 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	गढ़ा	

कमांक 14 व्यक्ति के द्वारा दिया गया एकरानामा के अनुसार शिड्युल E के भांति निम्न प्रकार है

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढ़ा	
		373	70	दोन दो	0.19	राजवाला दासी पति लाल मोहन दास	राजवाला दासी पति लाल मोहन दास	दोन दो	
			71	दोन तीन	0.49	वही	वही		

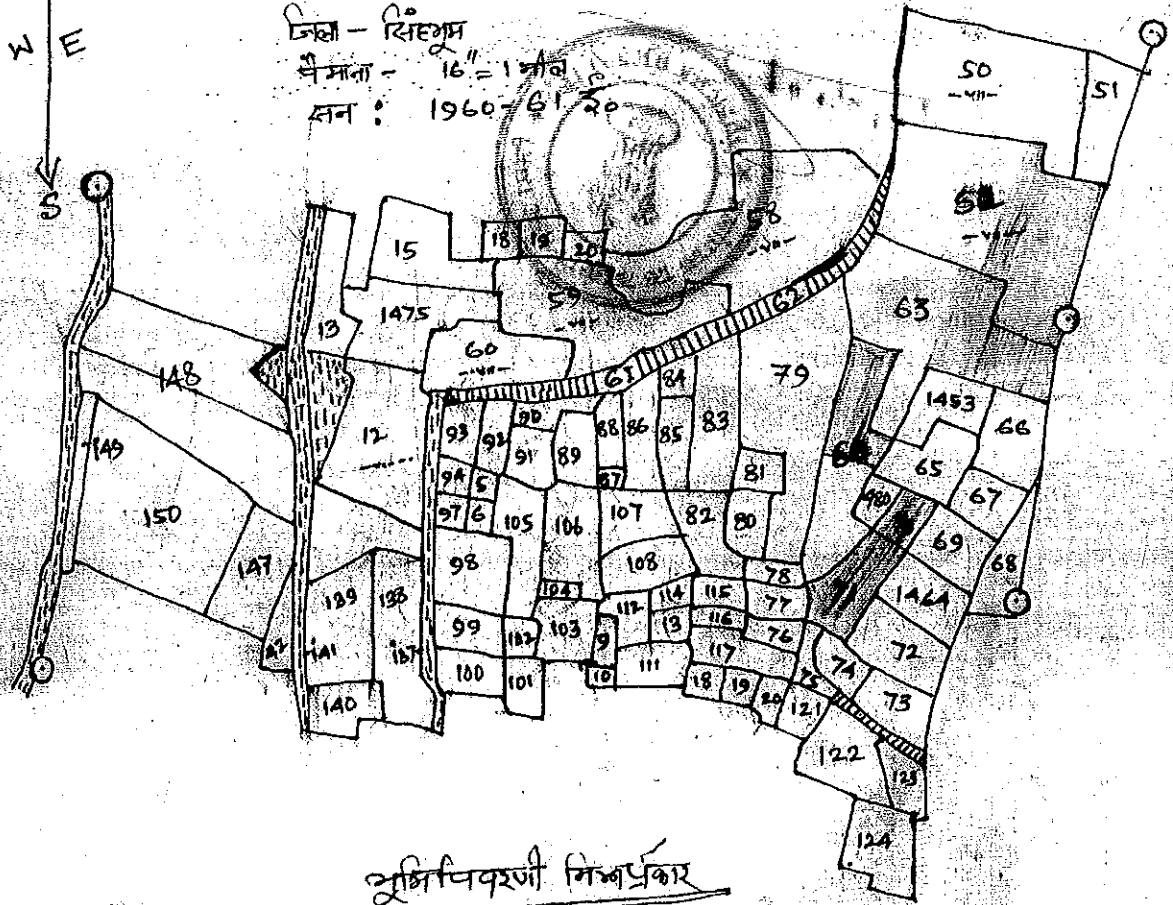
कमांक 15 व्यक्ति के द्वारा दिया गया एकरानामा के अनुसार शिड्युल F के भांति निम्न प्रकार है

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

कमांक 16 व्यक्ति के द्वारा दिया गया एकरानामा के अनुसार शिड्युल G के भांति निम्न प्रकार है

अख्य महापात्र
गोपी नाथ महापात्र
दामोदर महापात्र

सन : 1960-61 ई०



भूविज्ञानिकी विज्ञानप्रकार

खाता नं.	घाट नं.	मक्का
33	62	1.33 एकड़
39	63	0.94 "
89	64	0.43 "
373	70	3.19 1/2 एकड़
378	71	0.49 "
		<u>कुल 3.36 एकड़</u>

S. K. Karan
Instructor
P. R. Survey School
Bareilly
8/05/2012

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 पर्याप्त हस्तांतरण योग्य है ।
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कमांक 17 व्यक्ति के द्वारा दिया गया एकरानामा के अनुसार शिड्यूल में के भी निम्न प्रकार है

ओलदा	601		148		2.4			परती	एकरानामा में खाता नं० अंकित नही रहने के कारण सत्यापन करना संभव नही है ।
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✓
सहायक सचिव
राज्य सरकार, दिल्ली



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

Token No: 22

Token Date/Time: 12/05/2012 15:18:20

Document Type
Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type
Remarks / Other Details

Sale Deed
VIII-Ulida, Ps. Barsole, Dist- East Singhbhum
1087500
1087500

Presenter
Amulya Mahakur
DOE
Stamp Value 43500
Serial No. 0

Date of Entry
12/05/2012
Total Pages 40
Book
CNO/PNO

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDHA	39	52(P)			OR_COMM	131 Decimal	419200
BAHRAGODA	601	7	ALDHA	39	63(P)			OR_COMM	94 Decimal	300800
BAHRAGODA	601	7	ALDHA	39	64(P)			OR_COMM	43 Decimal	137600
BAHRAGODA	601	7	ALDHA	373	70			OR_COMM	19 Decimal	60800
BAHRAGODA	601	7	ALDHA	373	71			OR_COMM	49 Decimal	156800

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Amulya Mahakur	Late Srinivas Mahakur	Cultivation	Other		VIII-Ulida, Ps. Barsole, Dist- East Singhbhum
2	VENDEE	M/S Globus Spirits Ltd. Rep. By Dr. Bhaskar Roy	Shib Narayan Roy	Service	Other	Aaag2634b	Office At A-46, Friends Colony (East), New Delhi-110065
3	Identifier	Pritam Singh	K. P. Singh	Service	Other		M.B.J.283, Hussainabad, Jounpur, U.P.
4	Witness1	Pritam Singh	K. P. Singh	Service	Other		M.B.J.283, Hussainabad, Jounpur, U.P.
5	Witness2	Santosh Pattanayak	Subhash Chandra Pattanayak	Service	Other		Plot No. 1 & 2, Ishwarnagar, New Delhi.

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	32,625.00
4	SP	600.00
5	I	500.00
6	M	150.00
Total		33,881.88

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

पिता

पेशा

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

L. T. I. of Amulya Mahakur
9 By the way of 12/5/12



प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिसर का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.22 Token Date: 12/05/2012 15:18:20

Serial/Deed No./Year :2823/2186/2012

Deed Type: Sale Deed

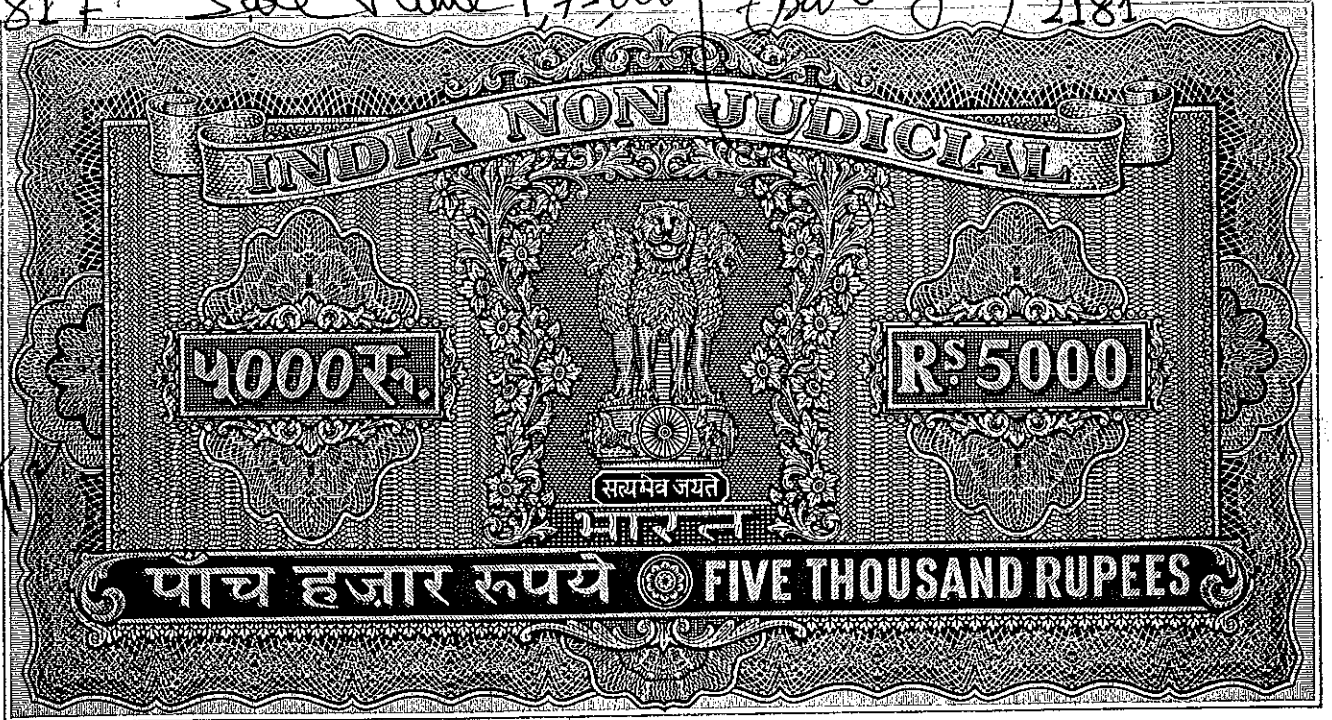
SN	Party Details	Photo	Thumb
1	Amulya Mahakur Father/Husband Name:Late Srinivas Mahakur (VENDOR) Vill-Ulda, Ps. Barsole, Dist- East Singhbhum		
2	M/S Globus Spirits Ltd.Rep.By Dr. Bhaskar Roy Father/Husband Name:Shib Narayan Roy (VENDEE) Office At A-46, Friends Colony(East),New Delhi-110065		
3	Pritam Singh Father/Husband Name:K. P. Singh (Identifier) M.B.J.283, Hussainabad, Jounpur,U.P.		
4	Pritam Singh Father/Husband Name:K. P. Singh (Witness1) M.B.J.283, Hussainabad, Jounpur,U.P.		
5	Santosh Pattanayak Father/Husband Name:Subhash Chandra Pattanayak (Witness2) Plot No. 1 & 2, Ishwarnagar, New Delhi.		

Book No. I
Volume 99
Page 41 To 80
Deed No 2823/2186
Year 2012
Date 12/05/2012 17:17:38

District Sub Registrar

Signature of Operator

2817 Sale value 1,75,000 Bahargory 2181 5000Rs.



T-17
12/5/12

(19)

8/12/7000

Rs
12/5/12

सम लज. 12/5/12



117-118 119-120 121-122 123-124 125-126 127-128 129-130 131-132 133-134 135-136 137-138 139-140 141-142 143-144 145-146 147-148 149-150 151-152 153-154 155-156 157-158 159-160 161-162 163-164 165-166 167-168 169-170 171-172 173-174 175-176 177-178 179-180 181-182 183-184 185-186 187-188 189-190 191-192 193-194 195-196 197-198 199-200 201-202 203-204 205-206 207-208 209-210 211-212 213-214 215-216 217-218 219-220 221-222 223-224 225-226 227-228 229-230 231-232 233-234 235-236 237-238 239-240 241-242 243-244 245-246 247-248 249-250 251-252 253-254 255-256 257-258 259-260 261-262 263-264 265-266 267-268 269-270 271-272 273-274 275-276 277-278 279-280 281-282 283-284 285-286 287-288 289-290 291-292 293-294 295-296 297-298 299-300 301-302 303-304 305-306 307-308 309-310 311-312 313-314 315-316 317-318 319-320 321-322 323-324 325-326 327-328 329-330 331-332 333-334 335-336 337-338 339-340 341-342 343-344 345-346 347-348 349-350 351-352 353-354 355-356 357-358 359-360 361-362 363-364 365-366 367-368 369-370 371-372 373-374 375-376 377-378 379-380 381-382 383-384 385-386 387-388 389-390 391-392 393-394 395-396 397-398 399-400 401-402 403-404 405-406 407-408 409-410 411-412 413-414 415-416 417-418 419-420 421-422 423-424 425-426 427-428 429-430 431-432 433-434 435-436 437-438 439-440 441-442 443-444 445-446 447-448 449-450 451-452 453-454 455-456 457-458 459-460 461-462 463-464 465-466 467-468 469-470 471-472 473-474 475-476 477-478 479-480 481-482 483-484 485-486 487-488 489-490 491-492 493-494 495-496 497-498 499-500 501-502 503-504 505-506 507-508 509-510 511-512 513-514 515-516 517-518 519-520 521-522 523-524 525-526 527-528 529-530 531-532 533-534 535-536 537-538 539-540 541-542 543-544 545-546 547-548 549-550 551-552 553-554 555-556 557-558 559-560 561-562 563-564 565-566 567-568 569-570 571-572 573-574 575-576 577-578 579-580 581-582 583-584 585-586 587-588 589-590 591-592 593-594 595-596 597-598 599-600 601-602 603-604 605-606 607-608 609-610 611-612 613-614 615-616 617-618 619-620 621-622 623-624 625-626 627-628 629-630 631-632 633-634 635-636 637-638 639-640 641-642 643-644 645-646 647-648 649-650 651-652 653-654 655-656 657-658 659-660 661-662 663-664 665-666 667-668 669-670 671-672 673-674 675-676 677-678 679-680 681-682 683-684 685-686 687-688 689-690 691-692 693-694 695-696 697-698 699-700 701-702 703-704 705-706 707-708 709-710 711-712 713-714 715-716 717-718 719-720 721-722 723-724 725-726 727-728 729-730 731-732 733-734 735-736 737-738 739-740 741-742 743-744 745-746 747-748 749-750 751-752 753-754 755-756 757-758 759-760 761-762 763-764 765-766 767-768 769-770 771-772 773-774 775-776 777-778 779-780 781-782 783-784 785-786 787-788 789-790 791-792 793-794 795-796 797-798 799-800 801-802 803-804 805-806 807-808 809-810 811-812 813-814 815-816 817-818 819-820 821-822 823-824 825-826 827-828 829-830 831-832 833-834 835-836 837-838 839-840 841-842 843-844 845-846 847-848 849-850 851-852 853-854 855-856 857-858 859-860 861-862 863-864 865-866 867-868 869-870 871-872 873-874 875-876 877-878 879-880 881-882 883-884 885-886 887-888 889-890 891-892 893-894 895-896 897-898 899-900 901-902 903-904 905-906 907-908 909-910 911-912 913-914 915-916 917-918 919-920 921-922 923-924 925-926 927-928 929-930 931-932 933-934 935-936 937-938 939-940 941-942 943-944 945-946 947-948 949-950 951-952 953-954 955-956 957-958 959-960 961-962 963-964 965-966 967-968 969-970 971-972 973-974 975-976 977-978 979-980 981-982 983-984 985-986 987-988 989-990 991-992 993-994 995-996 997-998 999-1000

12/5/12

12/5/12

12/5/12



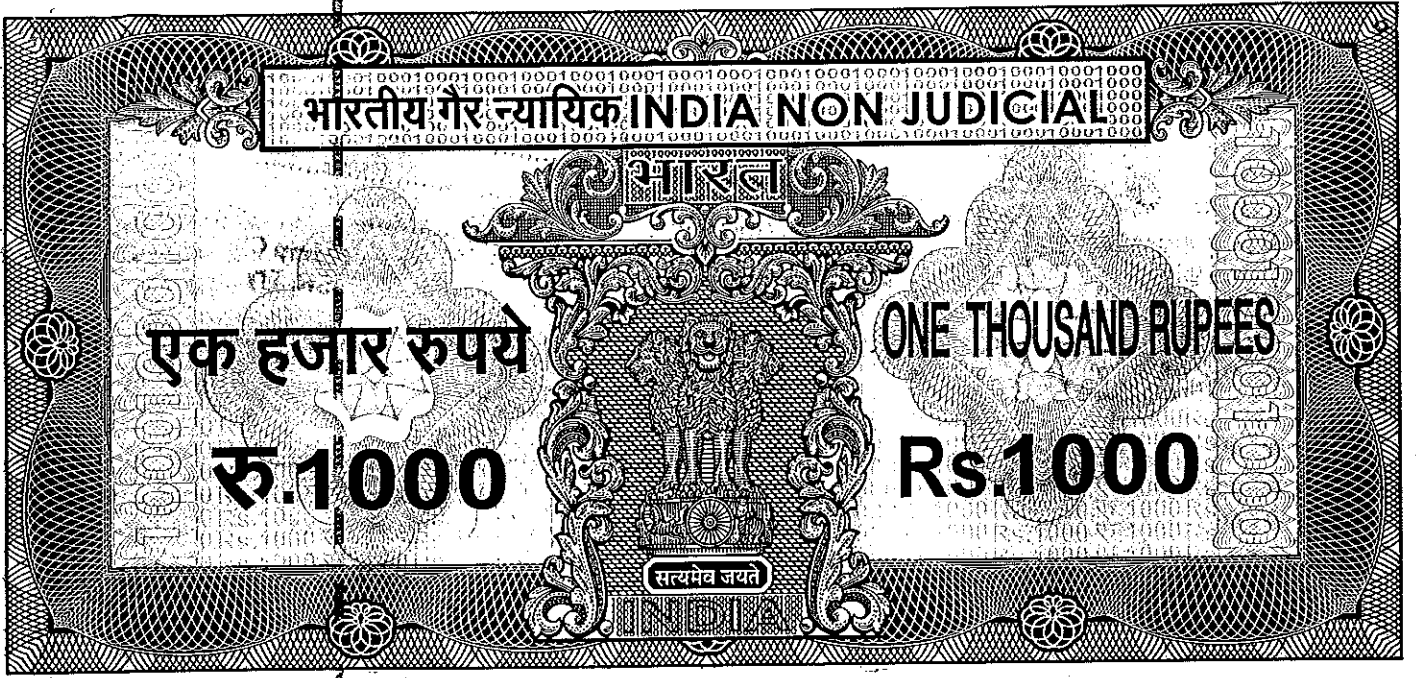
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जिला अवर निबंधक
साक्षात्पठित दस्तावेज में लेखाकारी/ प्रिंसपल
जाति के अंकित की गई है।
छोटानागपुर काशिकारी अधिनियम 1908
की धारा 46 (1) (B) के अंतर्गत नहीं है।

SALE DEED

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

1. Smt. BASANTI MAHAPATRA wife of Late Chandan Kumar Mahapatra



झारखण्ड JHARKHAND

950830

राधा नंदी अशोक

Rina Mehata

:: 2 ::

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

IN FAVOUR OF

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



झारखण्ड JHARKHAND

950831

साक्षी अश्विनी

Rina Mahapatra

:: 3 ::

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 44,999/-

(Rupees Forty Four Thousand Nine Hundred and Ninety Nine) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 1,75,000/- only.

Witnesses as Follows:

WHEREAS, the schedule below property with some other lands were recorded in Khata No. 43 being in Plot No. 86, and in Khata No. 46 being in Plot No. 92, were originally recorded in the joint names of Kanhai Lal Mahapatra & Others as per the Survey Settlement of 1964 in the Khatian but in Column No. 7 it is shown in the possession of Chandan Kumar Mahapatra & Uttam Kumar Mahapatra being the actual owners for the particular plots as mentioned above. And as said Chandan Kumar Mahapatra died leaving behind his only legal heir and successor his wife i.e. Basanti Mahapatra (Vendor No. 1), and said Uttam Kumar Mahapatra also died leaving behind his wife as his only legal heir and successor i.e. Rina Mahapatra (Vendor No. 2) and they were in peaceful physical possession over the same without any interruption from any person or corner. The details of land are more clearly described in schedule below and more particularly delineated on the plan thereof and thereon shown, surrounded by green colored boundary line annexed hereto and marked as Annexure - "A".

25/12/11 - 15/12/11
Rina Mahatya

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

AND WHEREAS 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 - "B".

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 - "C".

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

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

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. 44,999/- (Rupees Forty Four Thousand Nine Hundred and Ninety Nine) 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.

11/05/2012
Rina Mahapatra

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NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 44,999/- (Rupees Forty Four Thousand Nine Hundred and Ninety Nine) only, vide Cheque No. 518756, dated 01/05/2012, drawn on State Bank of India, New Delhi Branch in favour of Sh. Dipak Kumar Mahapatra, 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 if 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. 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

6/12/19/15/12
Rina Mahabara

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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.

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

- (a) That all charges towards rates, cesses, taxes, outgoings including municipal taxes, local taxes, water taxes and charges, electricity bills, and such other taxes and levies by the concerned local authorities and/or government till date have been duly paid, and are not in arrears thereof payable by the Vendors in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the Lands and that the Vendors have not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the Lands or any part thereof. The Vendors shall always be liable to pay all outgoings

6/10/2019
Rina Mahapatra

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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;
- (g) That there is no written notice of any subsisting default or breach on the part of the Vendors of any provisions of law in respect of the Lands or any part thereof;
- (h) The approach road to the Lands is a public road and that the Vendors have free access to the Lands without any payments to any third party;
- (i) All applicable laws including change in the permitted use or manner of use and transfer of Lands and all governmental approvals affecting the Lands have been obtained and complied;

25/11/15
Bina Mahapatra

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- (i) There are no proceedings instituted by or against the Vendors and pending in any Court or before any authority in relation to the Lands and the Lands are not under any lispensens.

AND that the Vendors does 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 all such expenses.

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

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.

22-12-19
Rina Mahabara

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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 Ulda, 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>	<u>Boundary</u>
43	86	38 Decimals	North: Plot No. 61 (Moti Aarh) South: Plot No. 107, East: Plot No. 84 & 85, West: Plot No. 87 & 88.
46	92	16 Decimals	North: Plot No. 61 (Moti Aarh), South: Plot No. 95, East: Plot No. 90 & 91, West: Plot No. 93.

Total Area measuring 54 Decimals i.e. 0.54 Acre

The annual rent payable to the Landlord i.e. 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 Sale Deed.

2012/09/19
Rina Mahapatra

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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. M. Mandal

AVIJIT MANDAL

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

WITNESSES:

1. Sri K. P. Singh, MB
B. G. Singh 283 Huseinabad
Jarpur U.P.
2. R. K. Mahapatra

Printed by: A. M. Mandal
Jamshedpur Court.

Drafted by:



For Globus Spirits Limited

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.

AVIJIT MANDAL

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

ANNEXURE - A
Map of Land

ANNEXURE - B

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

ANNEXURE - C

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

अंचल कार्यालय, बहरागोडा

अंचल नं० २२१८/१९
Rings Mahakata

पत्रांक:-...५.३.३.....

दिनांक:-...२.२.२०११...

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

उपर्युक्त विषय पर आवेदक, निदेशक, ग्लोबस स्प्रिट्स लिमिटेड/ग्लोबस स्प्रिट्स झारखण्ड लिमिटेड (Globus Sprits Limited /Globus Sprits Jharkhand Limited) के आवेदन पर राजस्व कर्म०, अंचल निरीक्षक से जाँच कराई गई। जाँच प्रतिवेदन के अनुसार प्रमाण पत्र के साथ सलग्न 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 सं० 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 औधोगिक प्रतिष्ठान की स्थापना कर सकती है अथवा औधोगिक प्रतिष्ठान की स्थापना हेतु भूमि का नियमानुसार हस्तान्तरण कर सकते हैं। इसमें इस कार्यालय को कोई आपत्ति नहीं है।

अनुलग्नक:- यथोक्त।



12/10/11
अंचल अधिकारी
बहरागोडा।

अंचल अधिकारी
बहरागोड़ा
Rina Mahapatra

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अंचल अधिकारी का कार्यालय, बहरागोड़ा ।

प्रेषक,

अंचल अधिकारी
बहरागोड़ा ।

पत्रांक :- 491

सेवा में,

अपर उपायुक्त
पूर्वी सिंहभूम जमशेदपुर ।

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 ।

महाशय,

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 अमिन 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 की कारवाई की जा सकती है ।

सादर सूचनार्थ प्रेषित ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

अंचल अधिकारी
बहरागोड़ा ।

ज्ञापांक 491 दिनांक 11.09.11

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 ।

कमांक 1 एवं 2 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल A के भूमि निम्न प्रकार है

सौजा	स्थाना नं०	खाला 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	74	दोन दो	0.19	वही	वही	परती	

कमांक 3 से 9 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल B के भूमि निम्न प्रकार है

ओलदा	601	44	81		0.15				खाला 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	

कमांक 10 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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	

कमांक 11 से 13 व्यक्तियों के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल D के भूमि निम्न प्रकार है

१०.९.०

अबल अधिकारी
राइसगोडा, गुरी, सिक्किम

प्रमाणित
१०.९.०

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	स्थल जांच 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	गढ़ा	

कमांक 14 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल E के भागि निम्न प्रकार है

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई०	कान्हाई बेरा पिता उदय बेरा ई०	परती	
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढ़ा	
			70	दोन दो	0.19	राजवाला दासी पति लाल मोहन दास	राजवाला दासी पति लाल मोहन दास	दोन दो	
		373	71	दोन तीन	0.49	वही	वही		

कमांक 15 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल F के भागि निम्न प्रकार है

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

कमांक 16 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल G के भागि निम्न प्रकार है

अख्य अतिरिक्त
अख्य अतिरिक्त
अख्य अतिरिक्त

ओलदा	601	276	12	पुसानी परती	0.4	पाण्डु सिंह पिता कोटी सिंह	पाण्डु सिंह पिता कोटी सिंह	परती	यह भूमि आदिवासी की है सक्षम पदाधिकारी के अनुमति प्राप्त के परचात हस्तांतरण योग्य है ।
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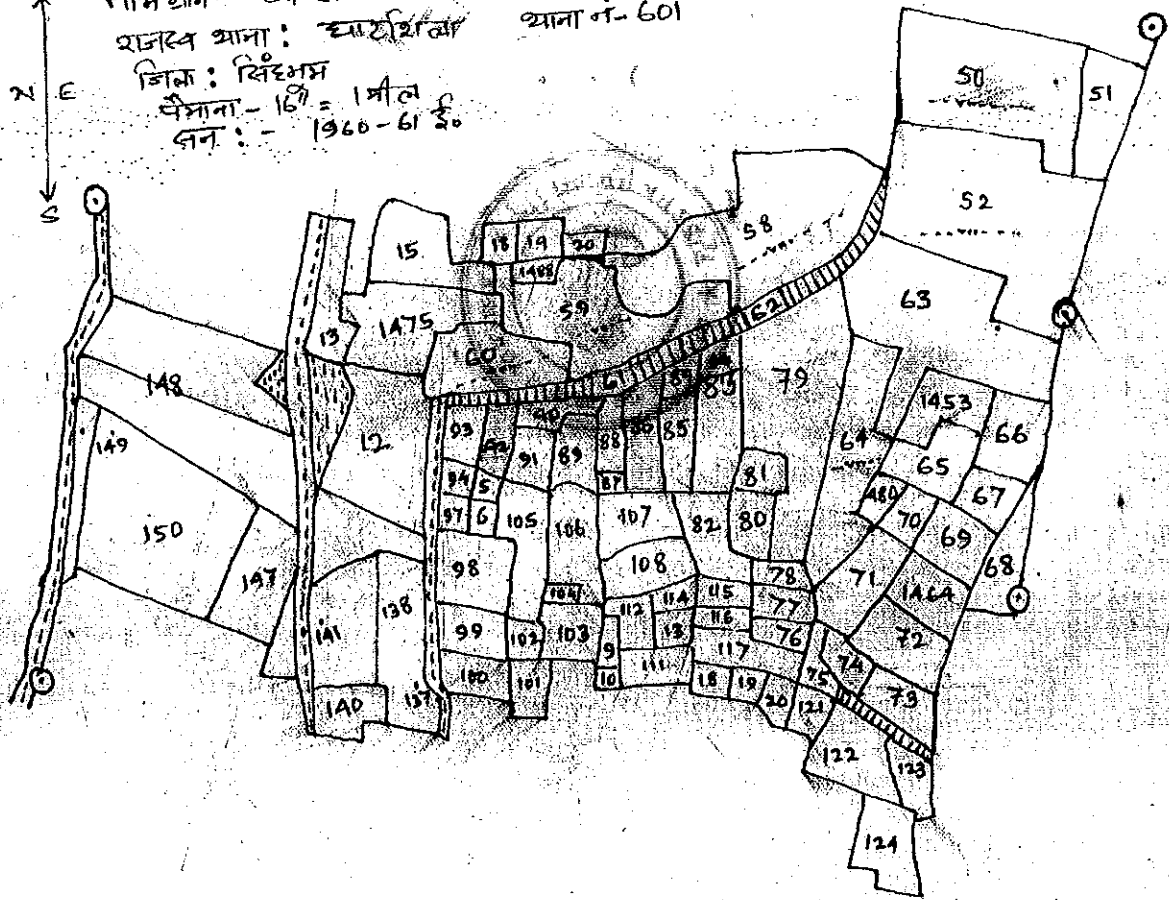
कमांक 17 व्यक्ति के द्वारा दिया गया एकारनामा के अनुसार शिड्यूल में के भूमि निम्न प्रकार है

ओलदा	601		148		2.4			परती	एकारनामा में खाता नं० अंकित नहीं रहने के कारण सत्यापन करना संभव नहीं है ।
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समस्त अंशदाता

अधिकारी
जिला अधिकारी
जिला प्रशासन

नामशाम - औन्हा - चादर नं. I
 राजस्व ग्रामा : चादरशाम ग्रामा नं- 601
 जिला : सिंदभद्र
 पैमाना - 1 इंच = 1 मील
 जल :- 1960-61 ई.



भूमिधिकारी निम्न प्रकार

कोताई - प्लट सं. - शकवा

43	86	0.38 एकड़
46	92	0.16 "

कुल 54 "

सिंदभद्र जिला
 राजस्व ग्रामा
 चादरशाम

S. K. K. K. K.
 instructor 8/05/2012
 P. R. Survey School
 Ramchandrapur.



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

Token Date/Time: 12/05/2012 14:45:04

Token No: 17

Document Type: Sale Deed
Presenter: Basanti Mahapatra
Date of Entry: 12/05/2012
Presenter Name & Address: Vill - Ulda, P.S - Barsole, Dist - East Singhbhum
Total Pages: 36
Stampable Doc. Value: 175000
DOE
Book: 1
Document Value: 175000
Stamp Value: 7000
CNO/PNO
Special Type: 0
Serial No.: 0
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	43	86			OR_COMM	38 Decimal	121600
	BAHRAGODA	601	7	ALDHA	46	92			OR_COMM	16 Decimal	51200

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF 60	Address
1	VENDOR	Basanti Mahapatra	W/O Late Chandan Kumar Mahapatra	H/W	Other		vill - ulda, p.s - barsole, dist - east singhbhum
2	VENDOR	Rina Mahapatra	W/O Late Uttam Kumar Mahapatra	H/W	Other		vill - ulda, p.s - barsole, dist - east singhbhum
3	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
4	Identifier	Pritam Singh	K.P. Singh	Service	Other		Mbj 283, Hussainabad, Jounpur, U.P
5	Witness1	Pritam Singh	K.P. Singh	Service	Other		Mbj 283, Hussainabad, Jounpur, U.P
6	Witness2	Santosh Pattanayak	Subhah Chandra Pattanayak	Service	Other		plot no - 1 & 2. iswar nagar, new delhi

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	5,250.00
4	SP	540.00
5	I	500.00
6	M	150.00
Total		6,446.88

सामग्री अशुद्ध

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंटर ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पिता पेशा निवासी की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.17 Token Date: 12/05/2012 14:45:04

Serial/Deed No./Year :2817/2181/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Basanti Mahapatra Father/Husband Name:W/O Late Chandan Kumar Mahapatra (VENDOR) vill - ulda, p.s - barsole, dist - east singhbhum		
2	Rina Mahapatra Father/Husband Name:W/O Late Uttam Kumar Mahapatra (VENDOR) vill - ulda, p.s - barsole, dist - east singhbhum		
3	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		
4	Pritam Singh Father/Husband Name:K.P.Singh (Identifier) Mbj 283, Hussainabad, Jounpur, U.P		
5	Pritam Singh Father/Husband Name:K.P.Singh (Witness1) Mbj 283, Hussainabad, Jounpur, U.P		
6	Santosh Pattanayak Father/Husband Name:Subhah Chandra Pattanayak (Witness2) plot no - 1 & 2. iswar nagar, new delhi		

Book No. I
Volume 98
Page 481 To 516
Deed No 2817/2181
Year 2012
Date 12/05/2012 17:09:54

District Sub Registrar

Signature of Operator