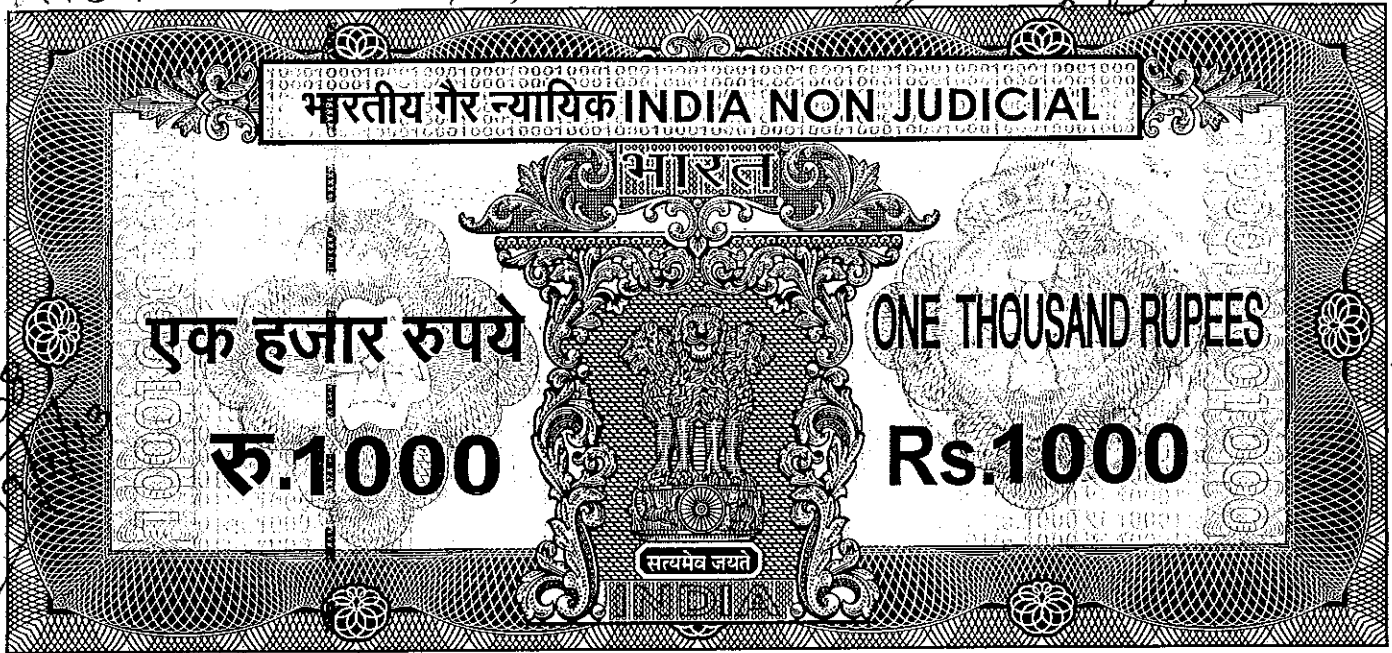


215 Sale Value 275,200 = 10 P.S. Bahraagpur

151



झारखण्ड JHARKHAND

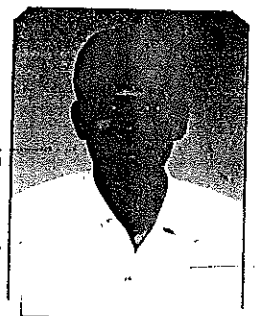
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Finger Print of Left Hand of  
Hagga Mahankar By the Par of  
19/1/13



19/1/13

Finger Print of Left Hand of  
Hagga Mahankar By the Par of  
19/1/13



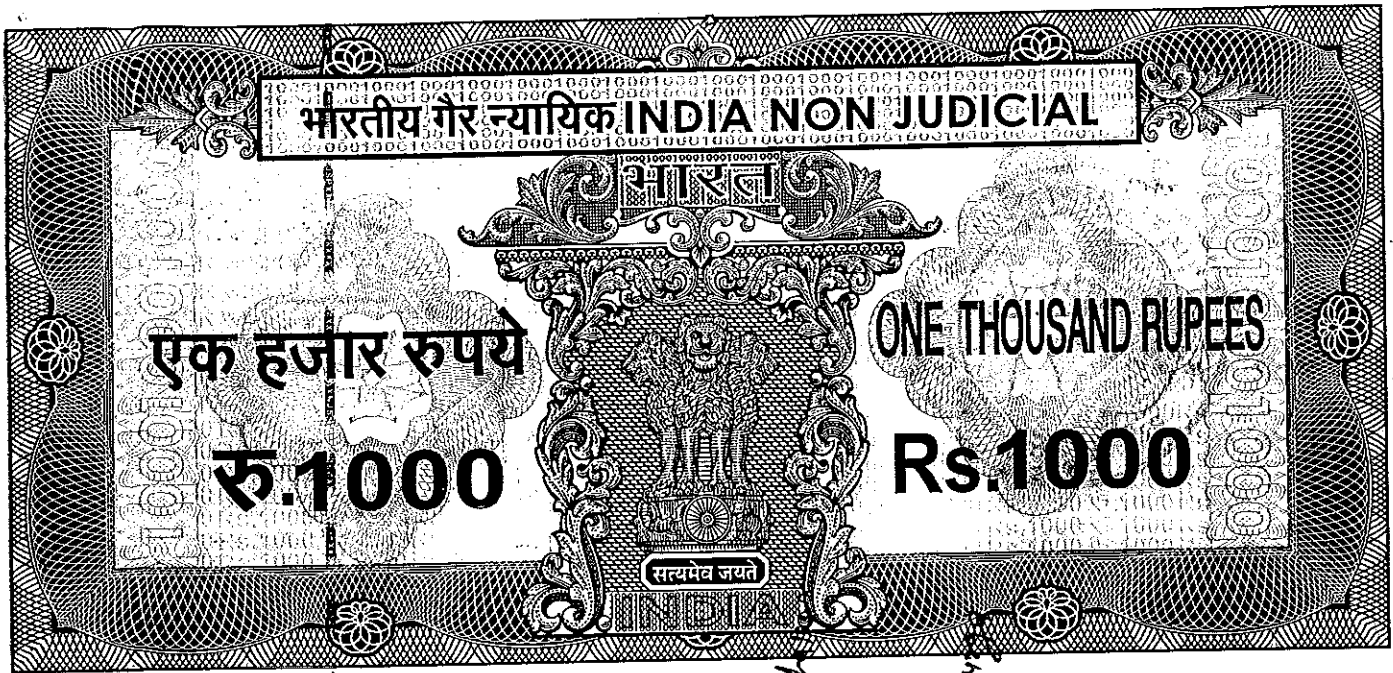
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8256 = 10  
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500 = 10  
150 = 10

जिला शतर निबधक  
अपराधित दरतावेज में लेखाकाने/ प्रिमापल  
स्वति के छी 11/1/13 अंकित की गई है।  
छोटानागपुर काशतकारी अधिनियम 1908  
की धारा 46 (1) (B) के अंतर्गत नहीं है

SALE DEED

19/1/13

This Sale Deed is made on this the 19th day of Jan, 2013, at Jamshedpur, by:



झारखण्ड JHARKHAND

761378



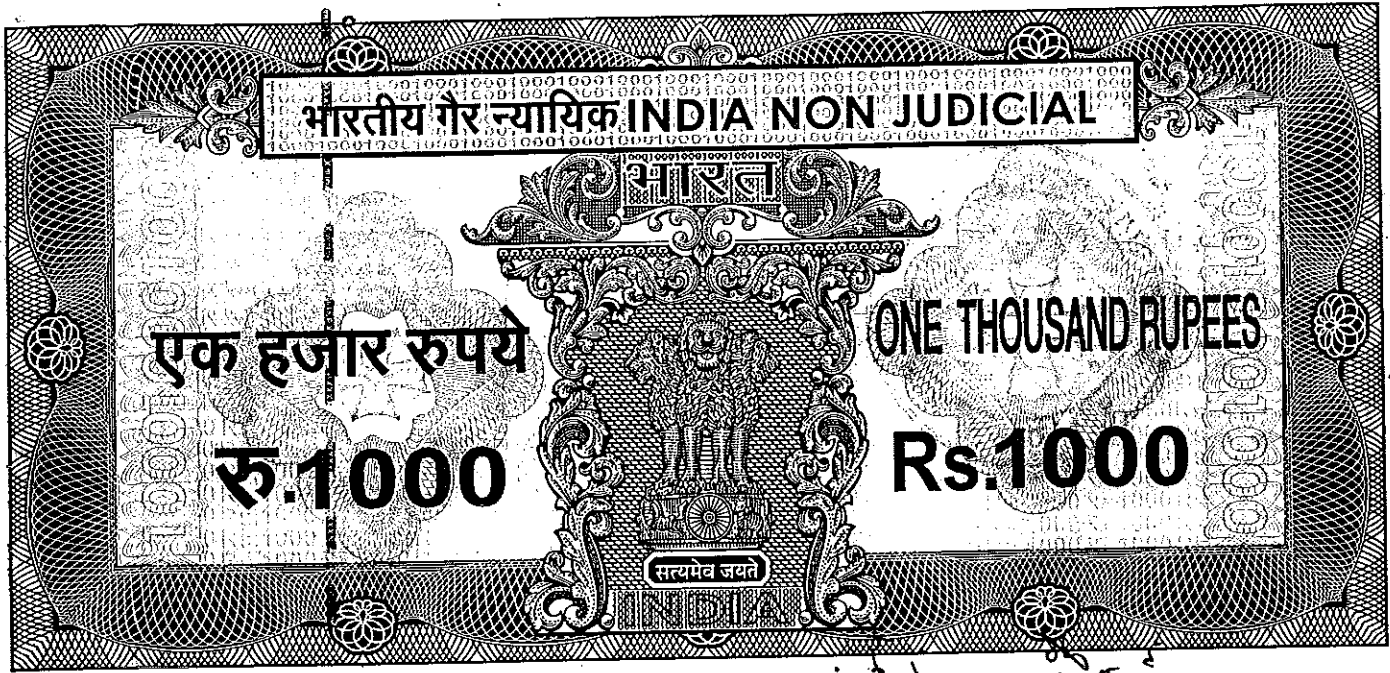
:: 2 ::

1. Mr. HAGRU MAHAKUR

2. Mr. DURGA MAHAKUR

Both Sons of Late Amulya Mahakur .

Both By Caste Bagal, By Faith Hindu, By Nationality Indian, By Occupation Cultivation, Resident of Village Olda, 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.



झारखण्ड JHARKHAND

761379

L.T.I.  
of Hago  
Maha  
L.T.I.  
Durga  
Maha

:: 3 ::

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

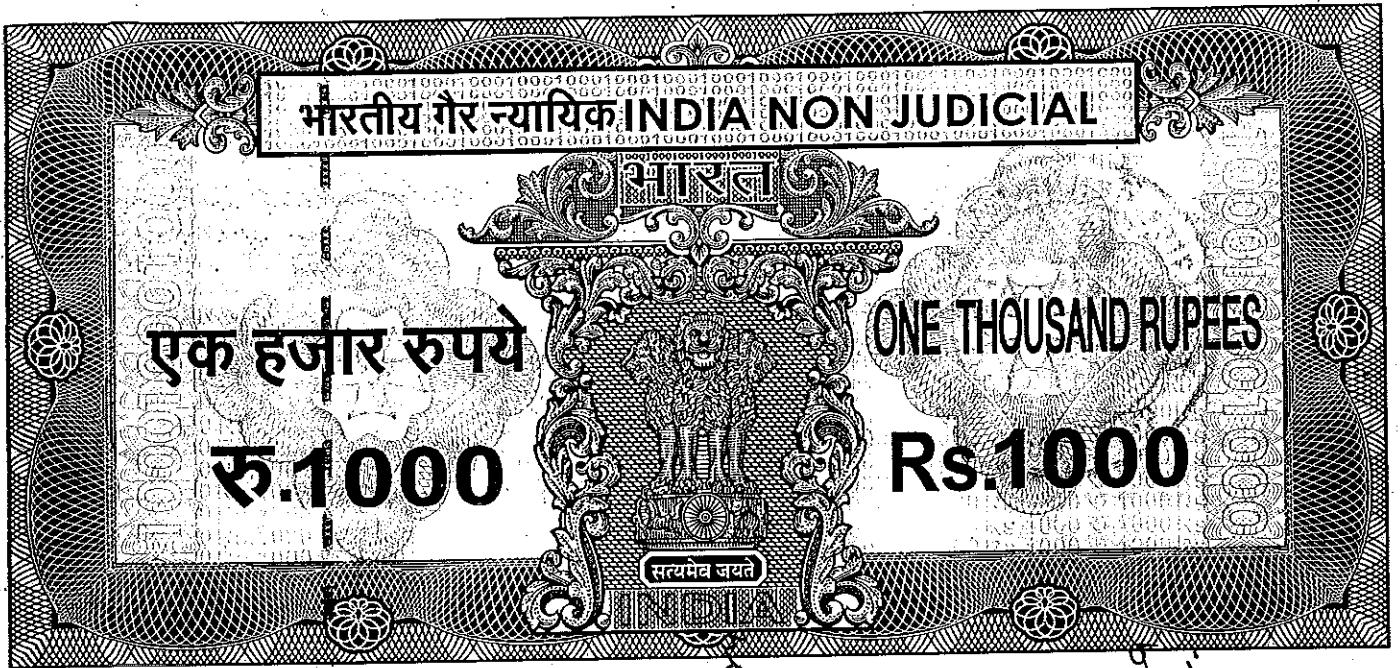
SALE DEED

CONSIDERATION AMOUNT

Rs. 81,905/-

(Rupees Eighty One Thousand Nine Hundred and Five) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 2,75,200/- only.



झारखण्ड JHARKHAND



L.T.I. of Hagru Mahakur.



L.T.I. of Durga Mahakur.

761380

:: 4 ::

Witnesseth as Follows:

WHEREAS, the schedule below property recorded in Khata No. 386 & 387, being in Plot No. 17, 31, & 18 respectively, in Mouza Olda is recorded in the name of Lal Mohan Mahakur son of Netra Mohan Mahakur as per the Survey Settlement of 1964 in the Khatian and he was in peaceful physical possession over the same without any interruption from any person in his lifetime. And after the demise of said Lal Mohan Mahakur his son Srinivas Mahakur (since deceased) came in possession and after him said Amulya Mahakur came in possession over the same, and after the demise of said Amulya Mahakur his two sons namely: Hagru Mahakur & Durga Mahakur (Present Vendors) have become the joint lawful and absolute owners of the above mentioned property as they are the only legal heirs and successors of said Lal Mohan Mahakur, and presently they are in peaceful physical possession over the same without any interruption from any person or corner.

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.



L. T. I. of  
Hagar Mahakur

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L. T. I. of Durga  
Mahakur

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. 81,905/- (Rupees Eighty One Thousand Nine Hundred and Five) 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. 81,905/- (Rupees Eighty One Thousand Nine Hundred and Five) only, vide Cheque No. 518805, Dated: 11.01.13, drawn on State Bank of India, New Delhi Branch in favour of Mr. Gouri Shankar Dash, paid by the Purchaser on the wish and direction of the Vendors towards their full and final consideration as they do not have their personal bank account, the Vendors do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.



L. R. I. of  
Moggy Mahakur

:: 6 ::



L. R. I. of Dugga  
Moggy Mahakur

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.

5. AND ALL THE ESTATE with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims demands, privileges, appurtenances, or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to the Lands of the Vendors or any part thereof TO HAVE AND TO HOLD all and singular the Lands hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT TO free from all encumbrances, charges, mortgages, litigation and other statutory charges, the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or any other public body or local authority in respect thereof, the Vendors doth hereby for



L. T. I. of  
Hagen Notary

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L. T. I. of Dugan  
Notary

itself and its successors and assigns covenant with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary the Vendors now have in itself good right full power and absolute authority to grant convey transfer and assure the Lands hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid.

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

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

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



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Lands or any part thereof. The Vendors shall always be liable to pay all outgoing 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 outgoing 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;



- L.T.I. of  
Hagru  
Nahkur  
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- L.T.I. of  
Durga Nahkur
- (j) There are no proceedings instituted by or against the Vendors and pending in any Court or before any authority in relation to the Lands and the Lands are not under any lispendens.

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

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

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

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

2-7-1-1 of  
 Hagen Mahakur  
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 2-7-1-1 of  
 Hagen Mahakur

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 Olda, 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>
386	17	0.42 Acre i.e. 42 Decimals
386	31	0.32 Acre i.e. 32 Decimals
387	18	0.12 Acre i.e. 12 Decimals
Total area measuring		0.86 Acre i.e. 86 Decimals

Boundary of Plot No. 17:

North: Gadadhar Singh;  
 South: Nij;  
 East: Globus Spirits Ltd.  
 West: Globus Spirits Ltd.

Boundary of Plot No. 31:

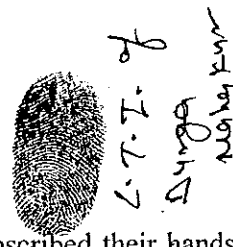
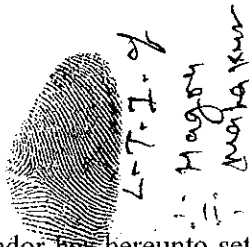
North: Plot No. 32;  
 South: Plot No. 29;  
 East: Plot No. 45;  
 West: Plot No. 30;

Boundary of Plot No. 18:

North: Nij,  
 East: Mihir Mahapatra,

South: Globus Spirits Limited,  
 West: Nij.

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



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

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

*A. Mandy*

WITNESSES:

1. *Gouri Shankar Dash*

2. *Topan Kumar Barua*

Printed by: *A. Mandy*  
Jamshedpur Court.

Drafted by:

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



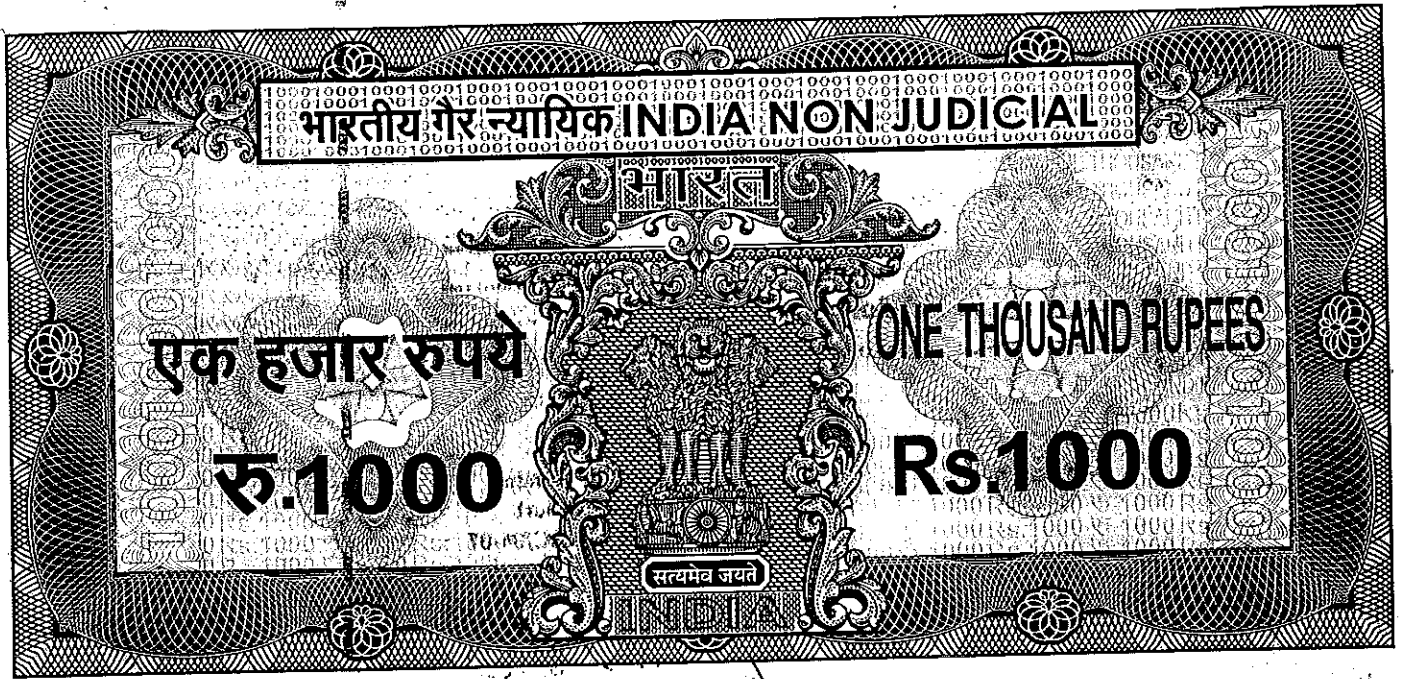
For Globus Spirits Limited

*Sury*  
Director

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



झारखण्ड JHARKHAND

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झारखण्ड JHARKHAND

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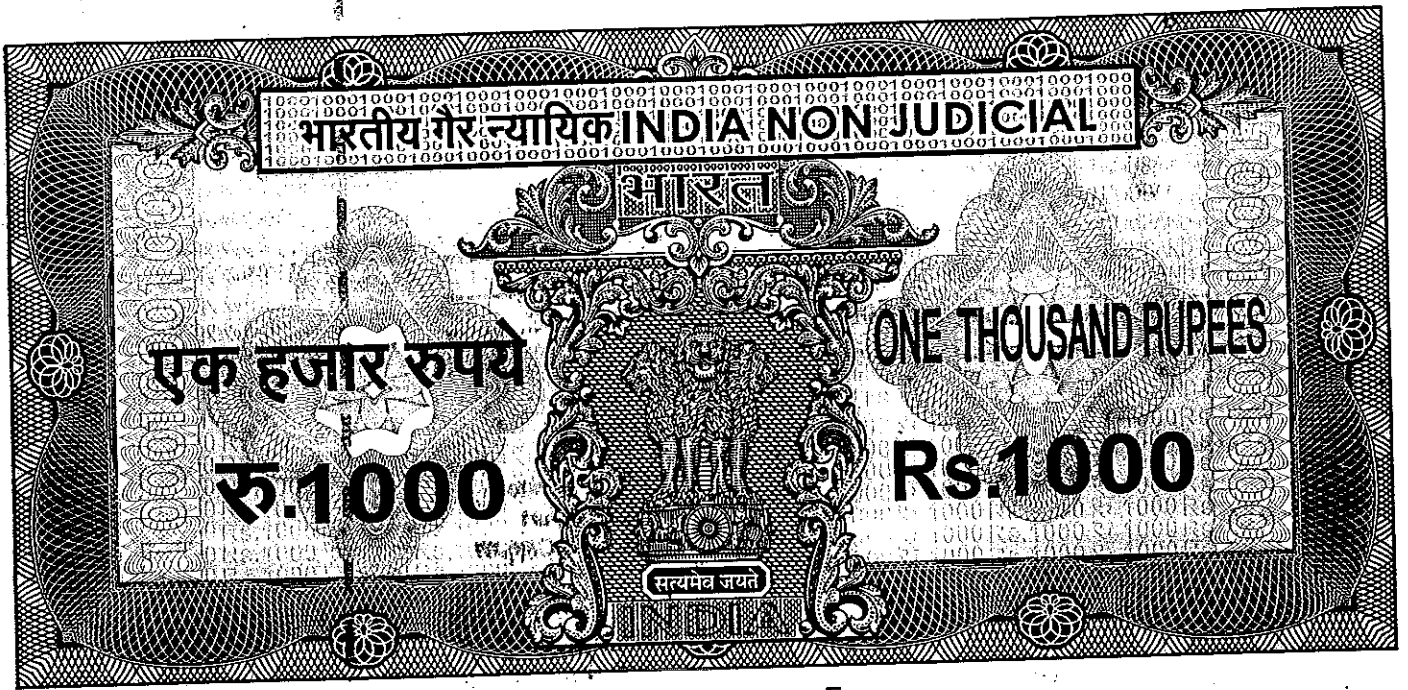
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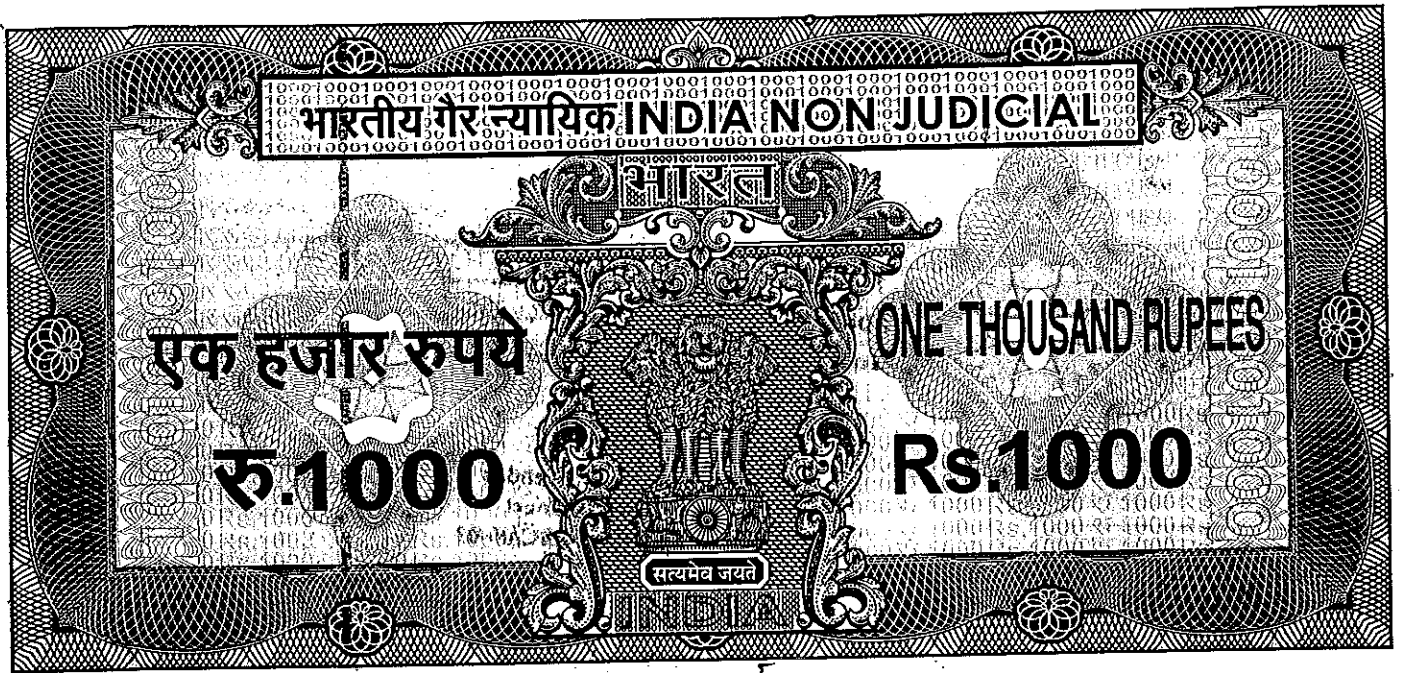


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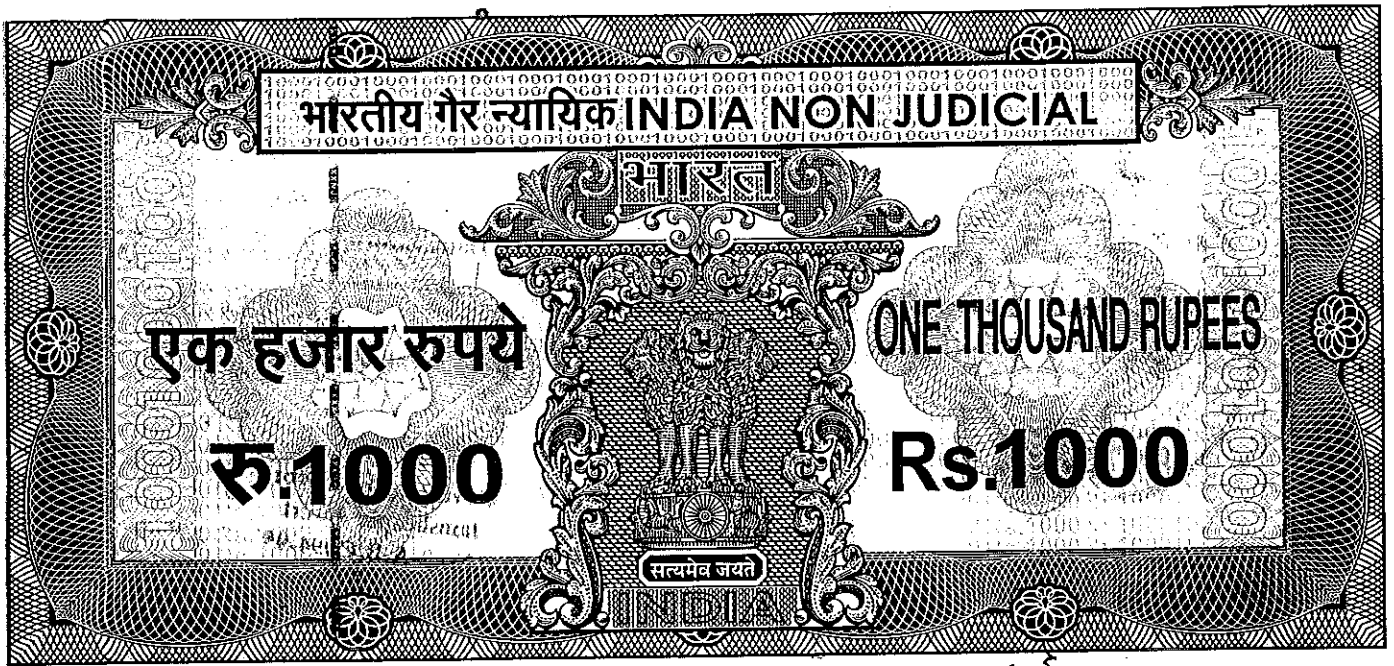


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झारखण्ड JHARKHAND

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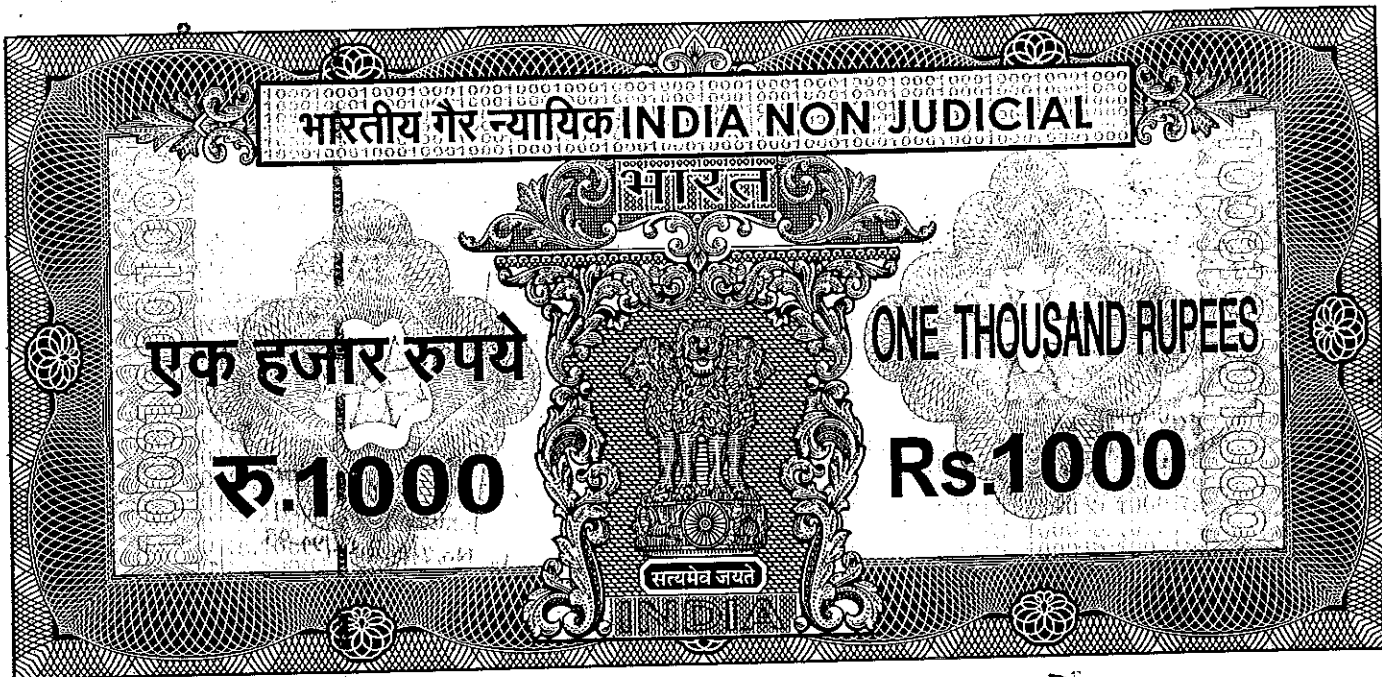


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L.T.I. of Durga  
Naharkun

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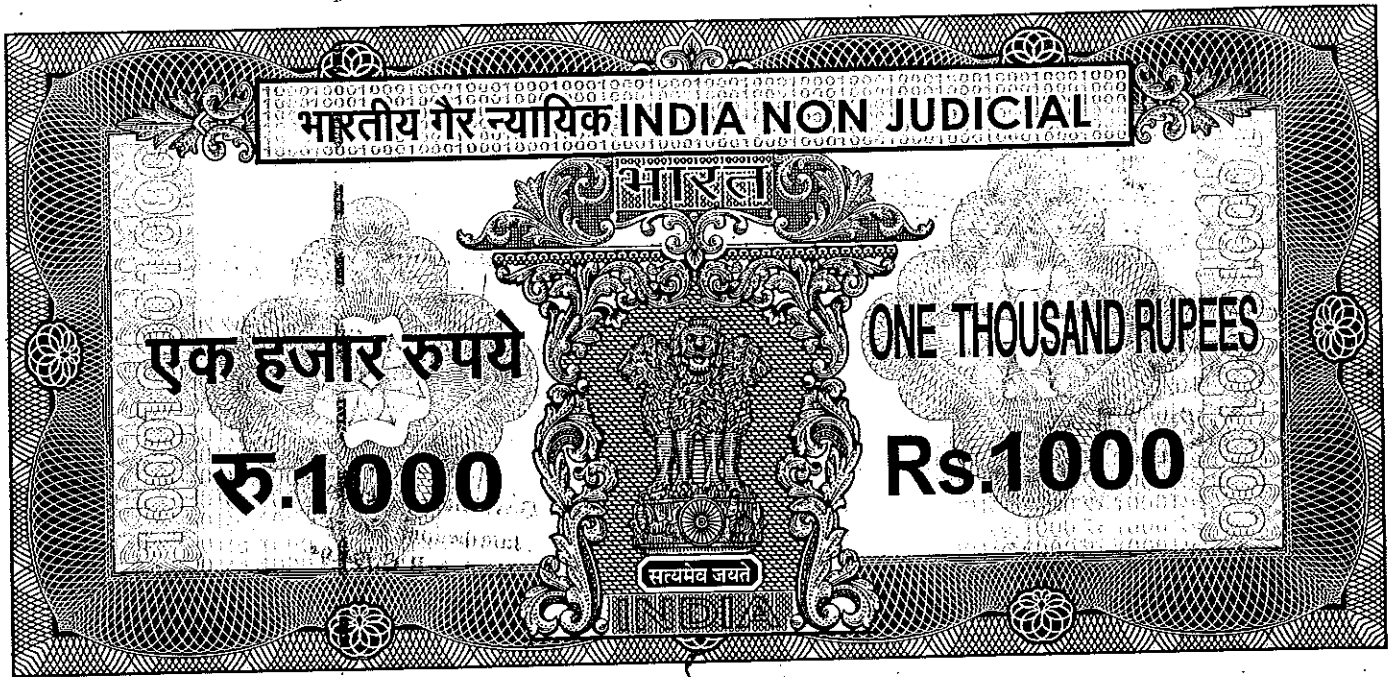


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भारतीय गैर न्यायिक

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

Token Date/Time: 19/01/2013 15:33:50

Token No: 38

Document Type: Sale Deed  
Presenter Name & Address: Olda, P.S - Barsole, East Singhbhum  
Stampable Doc. Value: 275200  
Document Value: 275200  
Special Type: DOE  
Remarks / Other Details: Stamp Value 11050, Serial No. 0  
Date of Entry: 19/01/2013  
Total Pages: 42  
Book: 1  
CNO/PNO:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	ALDA	386	17			R COM	42 Decimal	134400
BAHRAGODA	601	7	ALDA	386	31			R COM	32 Decimal	102400
BAHRAGODA	601	7	ALDA	387	18			R COM	12 Decimal	38400

**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	UID	Address
1	VENDOR	Hagru Mahakur	Late Amulya Mahakur	Cult.	General			olda, p.s - barsole, east singhbhum
2	VENDOR	Durga Mahakur	Late Amulya Mahakur	Cult.	General			Olda, P.S - Barsole, East Singhbhum
3	VENDEE	M/S Globus Spirits Ltd. Rep. By Dr. Bhaskar Roy	Shib Narayan Roy	Service	General			office at - A - 46, friends colony (east), new delhi 110065
4	Identifier	Gouri Shankar Dash	Late B.B.Dash	Business	General			olda, p.s - barsole, east singhbhum
5	Witness1	Gouri Shankar Dash	Late B.B.Dash	Business	General			Olda, P.S - Barsole, East Singhbhum
6	Witness2	Tapan Kumar Barik	Jyotindra Nath Barik	Business	General			Barsole, East Singhbhum

**Fee Details:**

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	SP	630.00
4	I	500.00
5	M	150.00
6	AI	8,256.00
Total		9,542.88



L.T.T. of Hagru Mahakur of By the

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंटर ऑपरेटर का हस्ताक्षर

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

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

जिसकी पहचान निवासी के पिता पेशा ने की।





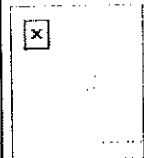
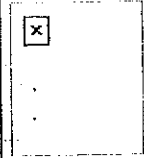


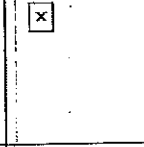
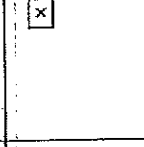
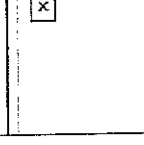
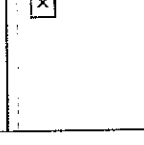
निबंधन पदाधिकारी का हस्ताक्षर

**निबंधन विभाग, झारखंड**  
**जमशेदपुर**

Token No.38 Token Date: 19/01/2013 15:33:50

Serial/Deed No./Year :215/151/2013

Deed Type: Sale Deed

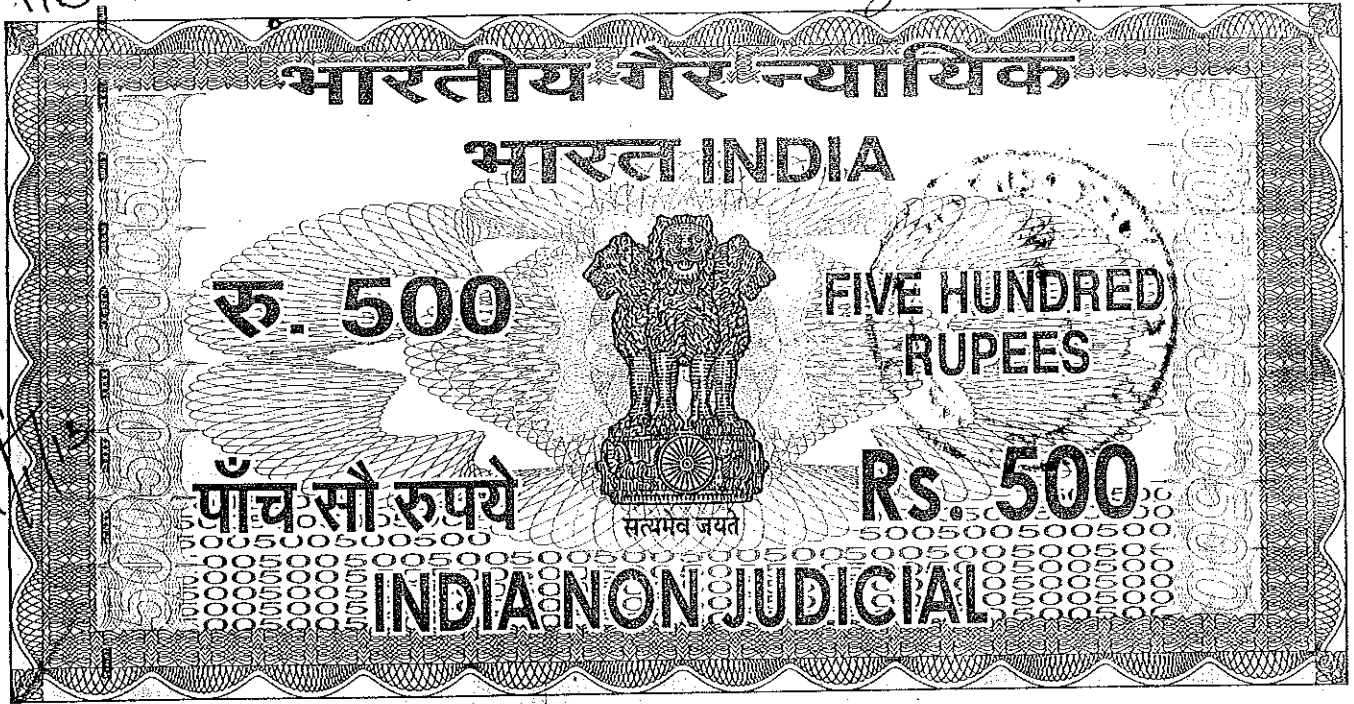
SN	Party Details	Photo	Thumb
1	<b>Hagru Mahakur</b> Father/Husband Name:Late Amulya Mahakur (VENDOR) olda, p.s - barsole, east singhbhum		
2	<b>Durga Mahakur</b> Father/Husband Name:Late Amulya Mahakur (VENDOR) Olda, P.S - Barsole, East Singhbhum		
3	<b>M/S Globus Spirits Ltd.Rep. By Dr.Bhaskar Roy</b> Father/Husband Name:Shib Narayan Roy (VENDEE) office at - A - 46, friends colony (east), new delhi 110065		
4	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Identifier) olda, p.s - barsole, east singhbhum		
5	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Witness1) Olda, P.S - Barsole, East Singhbhum		
6	<b>Tapan Kumar Barik</b> Father/Husband Name:Jyotindra Nath Barik (Witness2) Barsole, East Singhbhum		

Book No. 1  
Volume 7  
Page 203 To 244  
Deed No 215/151  
Year 2013  
Date 19/01/2013 16:03:49

District Sub Registrar

Signature of Operator

216 Sale Value 12800 = w.f.s. Baharyon 152



झारखण्ड JHARKHAND

A 567316

5/11/13 500+50=550



19/11/13

### SALE DEED

जिला अवर निबंधक  
अनुमति दस्तावेज में लेखाकारी / निगम  
के वकील अभिलेख की गई है।  
झारखण्ड कानून अधिनियम 1988  
की धारा 46 (1) (B) के अंतर्गत नहीं है।  
19/11/13

This Sale Deed is made on this the 19<sup>th</sup> day of Jan. 2013, at Jamshedpur, by:

Mr. MALAY MAHAPATRA  
Son of Late Chaitanya Mahapatra

By Caste Rajput, By Faith Hindu, By Nationality Indian, By Occupation Cultivation,  
Resident of Village Olda, 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 their legal heirs, successors,  
administrators, nominees, legal representatives, executors and assigns) of the One Part.

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19/11/13

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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. 5,000/-

(Rupees Five Thousand) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 12,800/- only.

Witnesseth as Follows:

WHEREAS, the schedule below property recorded in Khata No. 147, being in Plot No. 488, in Mouza Olda is recorded in the name of Chaitanya Mahapatra son of Kartik Chandra Mahapatra as per the Survey Settlement of 1964 in the Khatian and he was in peaceful physical possession over the same without any interruption from any person in his lifetime. And after the demise of said Chaitanya Mahapatra, his only son namely: Malay Mahapatra (Present Vendor) has become the lawful, absolute, and bonafide owner of the above mentioned property as he is the only legal heir and successor of said Chaitanya Mahapatra, and presently he is in peaceful physical possession over the same without any interruption from any person or corner.

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Elmhurst

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. 5,000/- (Rupees Five — Thousand ~~Nine Hundred and Five~~) 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.

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 5,000/- (Rupees Five Thousand) only, vide Cheque No. 518806, Dated: 11.01.13, drawn on State Bank of India, New Delhi Branch in favour of Mr. Gouri Shankar Dash, paid by the Purchaser on the wish and direction of the Vendors towards their full and final

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 5,000/- (Rupees Five Thousand) only, vide Cheque No. 518806, Dated: 11.01.13, drawn on State Bank of India, New Delhi Branch in favour of Mr. Gouri Shankar Dash, paid by the Purchaser on the wish and direction of the Vendors towards their full and final

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consideration as they do not have their personal bank account, the Vendors do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.

2. That, the Vendor has delivered the possession of the said schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it/he likes.

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

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

5. AND ALL THE ESTATE with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims demands, privileges, appurtenances, or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to the Lands of the Vendors or any part thereof TO HAVE AND TO HOLD all and singular the Lands hereby granted conveyed,

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

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

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

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

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

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

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

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

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

#### 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 Olda, 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>
147	488	0.04 Acre i.e. 4 Decimals

This is bounded by:

North: Mihir Mahapatra;

South: Globus Spirits Ltd;

East: Globus Spirits Ltd.

West: Globus Spirits Ltd.

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

21/12/19

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

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

A. Mandal

WITNESSES:

1. Loni Shankar Das

2. Tapu Kumar Barua

Printed by: A. Mandal

Jamshedpur Court.

Drafted by:

A. Mandal

AVIJIT MANDAL

Enrollment No.-14/2010

(Advocate Jsr. Court)



For Globus Spirits Limited

Singh  
Director

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)

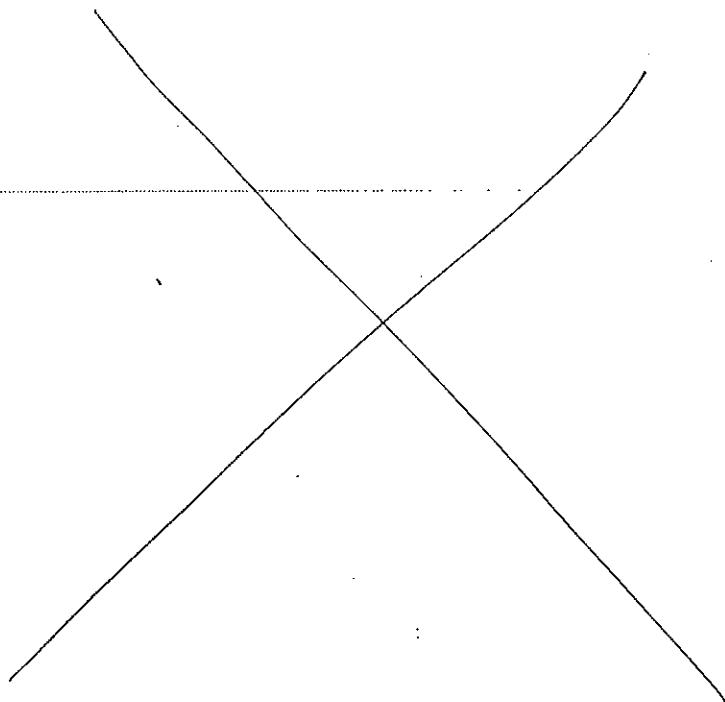


झारखण्ड JHARKHAND

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

Token No: 39

Token Date/Time: 19/01/2013 15:40:11

Document Type	Sale Deed	Presenter	Malay Mahapatra
Presenter Name & Address	Olda, P.S - Barsole, East Singhbhum	Date of Entry	19/01/2013
Stampable Doc. Value	12800	DOE	Total Pages 24
Document Value	12800	Stamp Value	550
Special Type		Serial No.	0
Remarks / Other Details		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	ALDA	147	488			R_COM	4 Decimal	12800

**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	UID	Address
1	VENDOR	Malay Mahapatra	Late Chaitanya Mahapatra	Cult.	General			olda, p.s - barsole, east singhbhum
2	VENDEE	M/S Globus Spirits Ltd.Rep. By.Dr.Bhaskar Roy	Shib Narayan Roy	Service	General			office at A - 46, friends colony (east), new delhi - 110065
3	Identifier	Gouri Shankar Dash	Late B.B.Dash	Business	General			olda, p.s - barsole, east singhbhum
4	Witness1	Gouri Shankar Dash	Late B.B.Dash	Business	General			Olda, P S - Barsole, East Singhbhum
5	Witness2	Tapan Kumar Barik	Jyotindra Nath Barik	Business	General			Barsole, East Singhbhum

**Fee Details:**

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	384.00
4	SP	360.00
5	I	500.00
6	M	150.00
Total		1,397.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म 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

निवासी

मलय महापात्रा  
पिता: श्री श्री श्री दास  
पेशा: .....  
ने की।  
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.39 Token Date: 19/01/2013 15:40:11

Serial/Deed No./Year :216/152/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Malay Mahapatra</b> Father/Husband Name:Late Chaitanya Mahapatra (VENDOR) olda, p.s - barsole, east singhbhum		
2	<b>M/S Globus Spirits Ltd.Rep. By.Dr.Bhaskar Roy</b> Father/Husband Name:Shib Narayan Roy (VENDEE) office at A - 46, friends colony (east), new delhi - 110065		
3	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Identifier) olda, p.s - barsole, east singhbhum		
4	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Witness1) Olda, P.S - Barsole, East Singhbhum		
5	<b>Tapan Kumar Barik</b> Father/Husband Name:Jyotindra Nath Barik (Witness2) Barsole, East Singhbhum		

Book No. 1  
Volume 7  
Page 245 To 268  
Deed No 216/152  
Year 2013  
Date 19/01/2013 16:04:46

District Sub Registrar

Signature of Operator

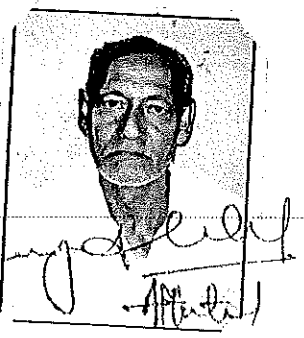
214 Sale Value 48000/- w P.S. Baharagora 150



झारखण्ड JHARKHAND

29/1/2013

Minir Kumar Mahapatra  
19/1/13 761708



Minir Kumar Mahapatra



Minir Kumar Mahapatra

19/1/13

Fee paid  
40 1440/- w  
2-50  
0-94  
500/- w  
150/- w

SALE DEED

जिला अवर निबंधक  
सम्पत्ति दस्तावेज में लेखाकारी/ प्रिंसिपल  
एगलि के अंतर्गत अंकित की गई है।  
छोटानागपुर कांशतकारी अधिनियम 1908  
की धारा 46 (1) (B) के अंतर्गत नहीं है  
19/1/13

This Sale Deed is made on this the 19th day of Jan 2013, at Jamshedpur, by:



झारखण्ड JHARKHAND

761709

*Mihir Kumar Mahapatra  
Dilip Kumar Mahapatra*

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1. Mr. MIHIR KUMAR MAHAPATRA

2. Mr. DILIP KUMAR MAHAPATRA

Both Sons of Late Kripa Sindhu Mahapatra

Both By Caste Rajput, By Faith Hindu, By Nationality Indian, By Occupation Cultivation, Resident of Village Olda, 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.

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IN FAVOUR OF

Mihir Kumar Mahapatra  
Dilip Kumar Mahapatra

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, legal representatives, executors, nominees and assigns) of the Other Part.

NATURE OF DEED :

SALE DEED

CONSIDERATION AMOUNT :

Rs. 20,000/-

(Rupees Twenty Thousand) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 48,000/- only.

Witnesseth as Follows:

WHEREAS, the schedule below property recorded in Khata No. 322, being in Plot No. 19, in Mouza Olda, is recorded in the joint names of Mihir Kumar Mahapatra & Dilip Kumar Mahapatra both Sons of Late Kripa Sindhu Mahapatra as per the Survey Settlement of 1964 in the Khatian and they were in peaceful physical possession over the same without any interruption from any person or corner.

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

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

Pitir Kumar Mahapatra  
Dipak Kumar Mahapatra

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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. 20,000/- (Rupees Twenty 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. 20,000/- (Rupees Twenty Thousand) only, vide Cheque No. 518807, Dated: 11.01.13, drawn on State Bank of India, New Delhi Branch in favour of Mr. DIPAK KUMAR MAHAPATRA, paid by the Purchaser on the wish and direction of the Vendors towards their full and final consideration as they do not have their personal bank account, the Vendors do hereby absolutely and forever sell, convey, transfer and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, To Have And To Hold the same, unto the Purchaser his legal heirs and successors without any interruption or impediment from the side of the Vendor.

2. That, the Vendor has delivered the possession of the said schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it/he likes.

Minister of Lands  
Deputy Minister

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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.

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

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

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

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

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

Notice Name Deed  
Deed in Hampton

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

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

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

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

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

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

Minister Kumar Mahapatra  
Deputy Commissioner

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SCHEDULE

(Description of the landed property hereby sold)

All that piece and parcel of raiyati land now converted into commercial / homestead land, Situated in Mouza Olda, 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>
322	19	0.15 Acre i.e. 15 Decimals

This is bounded by:

North: Hagru Mahakur,  
South: Globus Spirits Limited,  
East: Yogeshwar Singh,  
West: Hagru Mahakur.

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

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

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

A. N. Mahapatra

WITNESSES:

1. Gouri Shankar Dahi

2. Tapankr. Barik

Printed by: A. N. Mahapatra  
Jamshedpur Court.

Drafted by:  
A. N. Mahapatra  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)

10  
मिनिस्टेरियल प्रोसेस  
दिले कंसलुशन

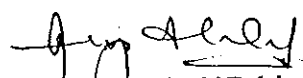


For Globus Spirits Limited

Director

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.-14/2013  
(Advocate Jsr. Court)



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

Token No: 37

Token Date/Time: 19/01/2013 15:24:02

Document Type	Sale Deed	Presenter	Mihir Kumar Mahapatra
Presenter Name & Address	Olda, P.S - Barsole, East Singhbhum	Date of Entry	19/01/2013
Stampable Doc. Value	48000	DOE	Total Pages 24
Document Value	48000	Stamp Value	2000
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	ALDA	322	19			R_COM	15 Decimal	48000

**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	UID	Address
1	VENDOR	Mihir Kumar Mahapatra	Late Kripa Sindhu Mahapatra	Cult.	General			olda, p.s - barsole, east singhbhum
2	VENDOR	Dilip Kumar Mahapatra	Late Kripa Sindhu Mahapatra	Cult.	General			Olda, P.S - Barsole East Singhbhum
3	VENDEE	M/S Globus Spirits Ltd. Rep. By. Dr. Bhaskar Roy	Shib Narayan Roy	Service	General			office at A - 46, friends colony (east), new delhi - 110065
4	Identifier	Gouri Shankar Dash	Late B.B.Dash	Business	General			gahalamura, p.s - barsole, east singhbhum
5	Witness1	Gouri Shankar Dash	Late B.B.Dash	Business	General			Gahalamura, P.S - Barsole, East Singhbhum
6	Witness2	Tapan Kumar Barik	Jyotiendra Nath Barik	Business	General			Barsole, East Singhbhum

**Fee Details:**

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	1,440.00
4	SP	360.00
5	I	500.00
6	M	150.00
Total		2,453.44

*15*  
*Mihir Kumar Mahapatra*

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त स्वीकार किया *मिहिर कुमार महापात्रा* ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

*गौरी शंकर दश* पिता *ल. बी.बी. दश*  
*गहलामा मुरा* पेशा *जमाना* ने की।

निबंधन पदाधिकारी का हस्ताक्षर

19/1/13



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.37 Token Date: 19/01/2013 15:24:02

Serial/Deed No./Year :214/150/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Mihir Kumar Mahapatra</b> Father/Husband Name:Late Kripa Sindhu Mahapatra (VENDOR) olda, p.s - barsole, east singhbhum		
2	<b>Dilip Kumar Mahapatra</b> Father/Husband Name:Late Kripa Sindhu Mahapatra (VENDOR) Olda, P.S - Barsole, East Singhbhum		
3	<b>M/S Globus Spirits Ltd.Rep. By.Dr.Bhaskar Roy</b> Father/Husband Name:Shib Narayan Roy (VENDEE) office at A - 46, friends colony (east), new delhi - 110065		
4	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Identifier) gahalamura, p.s - barsole, east singhbhum		
5	<b>Gouri Shankar Dash</b> Father/Husband Name:Late B.B.Dash (Witness1) Gahalamura, P.S - Barsole, East Singhbhum		
6	<b>Tapan Kumar Barik</b> Father/Husband Name:Jyotiendra Nath Barik (Witness2) Barsole, East Singhbhum		

Book No. ..... I .....  
Volume ..... 7 .....  
Page ..... 179 ..... To ..... 202 .....  
Deed No ..... 214/150 .....  
Year ..... 2013 .....  
Date ..... 19/01/2013 16:01:37 .....

District Sub Registrar

Signature of Operator

2820 Sale value 462,500 - Bahangya

2184



I-20  
12/5/12

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R  
12/5/12

8/5/18500

05AA 211866



Anger Prints of left hand of Smt.  
Bishnu Priya Pradhan by the len of Angulim.  
12/05/12



Per chengosa

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WR - 520

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MCA 1500

जिला अवर निबंधक  
उपस्थापित दस्तावेज में लेखाकारी / प्रिम्पल  
जाति के 2/5/12 अंकित की गई है।  
छोटानागपुर काशतकारी अधिनियम 1908  
की धारा 46 (1) (B) के अंतर्गत नहीं है

**SALE DEED**

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

1. Smt. BISHNU PRIYA PRADHAN wife of Late Prem Chand Pradhan.
2. Mr. NIMAI PRADHAN son of Late Ishwar Chand Pradhan

5000Rs.



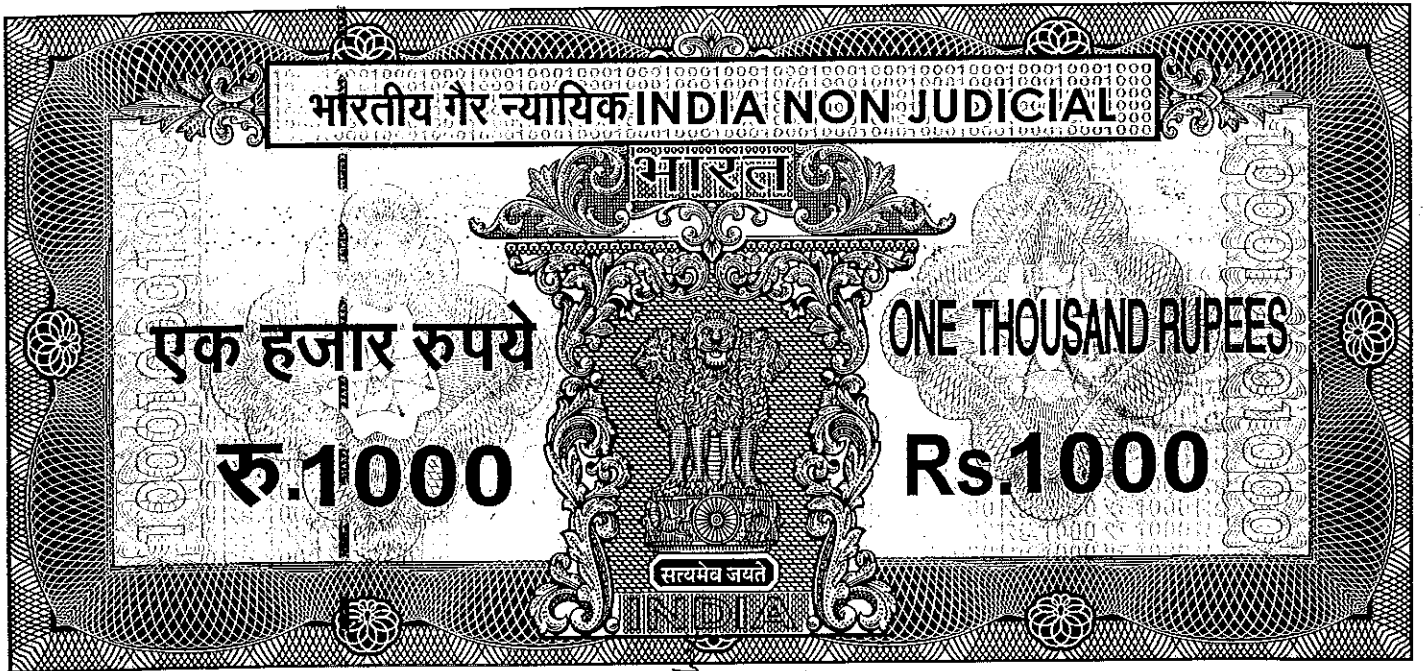
L.T.I. of Rishma Banya  
 Booked by the Govt.  
 सिद्धि २५/११/१९८०

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Both By Caste Rajput, By Faith Hindu, By Nationality Indian, By Occupation 1) Household Works & 2) Cultivation, Resident of Village Ulda, P.S. Barsole, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDORS / SELLERS" (which expression shall unless excluded by or repugnant to the context must mean and include their legal heirs, successors, administrators, nominees, legal representatives, executors and assigns) of the One Part.

#### IN FAVOUR OF

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

950857

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

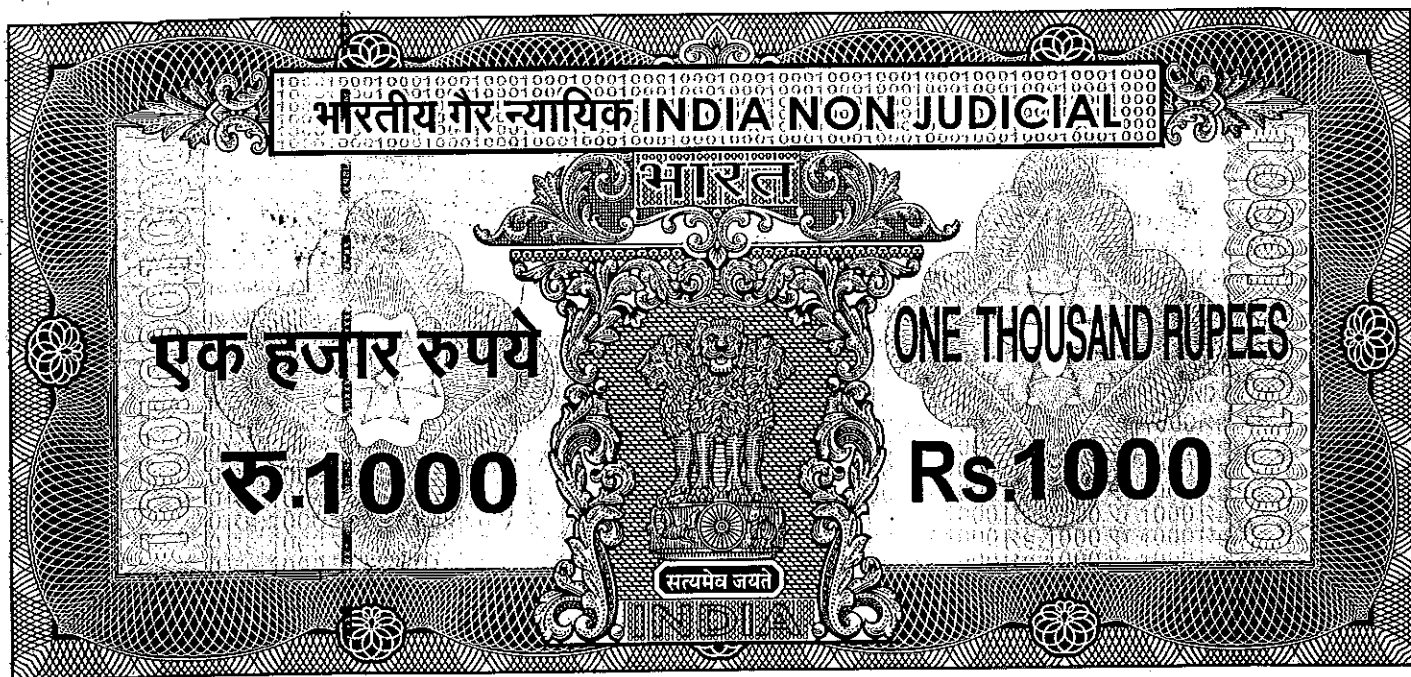
Rs.1,17,498/-

(Rupees One Lac Seventeen Thousand Four Hundred and Ninety Eight) only.

But Stamp Duty paid as per present Government Value i.e. Rs. 4,62,500/- only.

Witness as Follows:

WHEREAS, the schedule below property recorded under Khata No. 20 being in Plot Nos. 72, 65 & 73, and in Khata No. 21 being in Plot Nos. 74, is originally recorded in the name of Ishwar Chand Pradhan son of Ram Chandra Pradhan as per the Survey Settlement of 1964 in the Khatian. And as the recorded owner died leaving behind his two sons as his only legal heirs and successors i.e. Prem Chand Pradhan (now deceased) & Nimai Pradhan as they have jointly inherited the entire estate and properties of said Ishwar Chand Pradhan. But later on said Prem Chand Pradhan died leaving behind his wife and two sons as his legal heir and successor for his estate but the schedule below property has fallen in the exclusive share of Smt. Bishnu Priya Pradhan, for his ½ share from the entire lands as mentioned in the schedule below. But the Vendors are in joint possession and they are willing to sell the schedule below property jointly. 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"



झारखण्ड JHARKHAND

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L.T. I of Bishnu Singh  
Bodhan By the son of  
Siddhant Singh

12/5/12

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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 22<sup>nd</sup>, 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.



झारखण्ड JHARKHAND

950859



*L. I. of Bishnu Singh brother  
of the son of Angul  
for Rs. 1000/- dated 12/12/50*

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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. 1,17,498/- (Rupees One Lac Seventeen Thousand Four Hundred and Ninety Eight) 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:

भारतीय गैर न्यायिक  
भारत INDIA  
रु. 500 FIVE HUNDRED  
RUPEES  
पाँच सौ रुपये Rs. 500  
सत्यमेव जयते  
INDIA NON JUDICIAL



L. P. II of Bismarck  
being produced by  
the land of Fayette  
for the purpose of

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1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 1,17,498/- (Rupees One Lac Seventeen Thousand Four Hundred and Ninety Eight) only, vide Cheque No. 518753 dated: 01/05/2012, drawn on State Bank of India, New Delhi Branch in favour of Mr. Nimai Pradhan, 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.



L.P.T. of Bichnu Baiya  
Bodhan by the Govt of  
Hyderabad

10/15/12

10/15/12

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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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21/5/12

19/05/12

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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;
  - (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;

L.P. of Bidhan Boro  
brother by the son of  
for full  
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for 500  
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- (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.

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



Lt. I of Bishwa Singh Boodhuan  
By the Son of Angulley  
12/5/12

:: 10 ::

For the Son of Angulley

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:



L.P. of Bidhan Banya  
Saddan by the gift of

12/5/12

for 1100

:: 11 ::

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
20	72	50 Decimals	North: Plot No. 71 & 1464,
20	73	33 Decimals	South: Plot No. 75 (Moti Aarh),
21	74	19 Decimals	East: Border of Hudli Mouza, West: Plot No. 71 & 75.
20	65	39 Decimals	North: Plot No. 1453, South: Plot No. 780, 70 & 69, East: Plot No. 66 & 67, West: Plot No. 64 & 1453.

Total Area measuring 141 Decimals i.e. 1.41 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.

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. K. M. L.

WITNESSES:

1. Sri K. P. Singh  
Bolan Singh MB-283 Huseinul  
Jamshedpur

2. Shekharanallu

Printed by: A. K. M. L.

Jamshedpur Court.

Drafted by:

A. K. M. L.

AVIJIT MANDAL

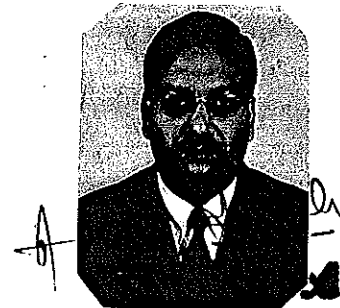
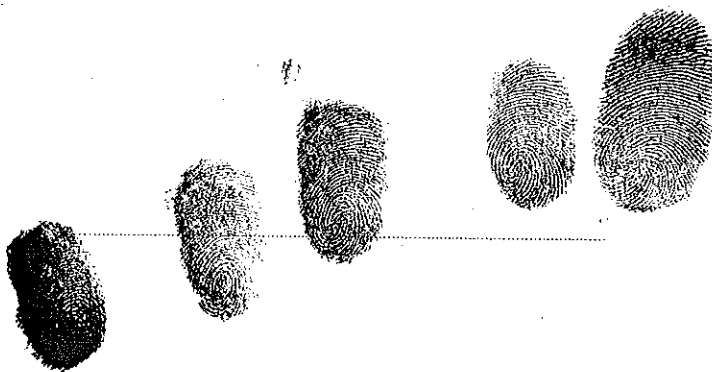
Enrollment No.-14/2010

(Advocate Jsr. Court)

L.P.D. of Bishnu Prasad Boudhan  
by the Son of Agarwal  
12/15/12

:: 12 ::

For Globus Spirits Ltd.



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

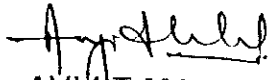
Certificate:

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

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

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

五  
五  
五  
五  
五

अंचल कार्यालय, बहरागोडा

पत्रांक:- 533.....

दिनांक:- २२.१२.१९८१

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

उपर्युक्त विषय पर आवेदक, निदेशक, ग्लोबस स्प्रिटस लिमिटेड/ग्लोबस स्प्रिटस 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 इन्द्राज 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।

અનુલગ્નક:- યથોક્ત।



अचल अधिकारी  
बहरागोड़ा।

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 ।

महाराज,

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 ।

1276

कर्मक 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	
		21	74	दोन दो	0.19	वही	वही	परती	

कर्मक 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	

कर्मक 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	

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

अचल अधिकारी  
इसरोना. गृही विभाग

१.९.०

मि ५१३ ३५०

ओलदा	601	39	52	पुरानी परती	1.31	कान्हाई बेरा पिता उदय बेरा ई0	कान्हाई बेरा पिता उदय बेरा ई0	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 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	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 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।

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

निष्कर्ष  
अखय महाकुड़  
गोपी नाथ महापात्र  
दामोदर महापात्र

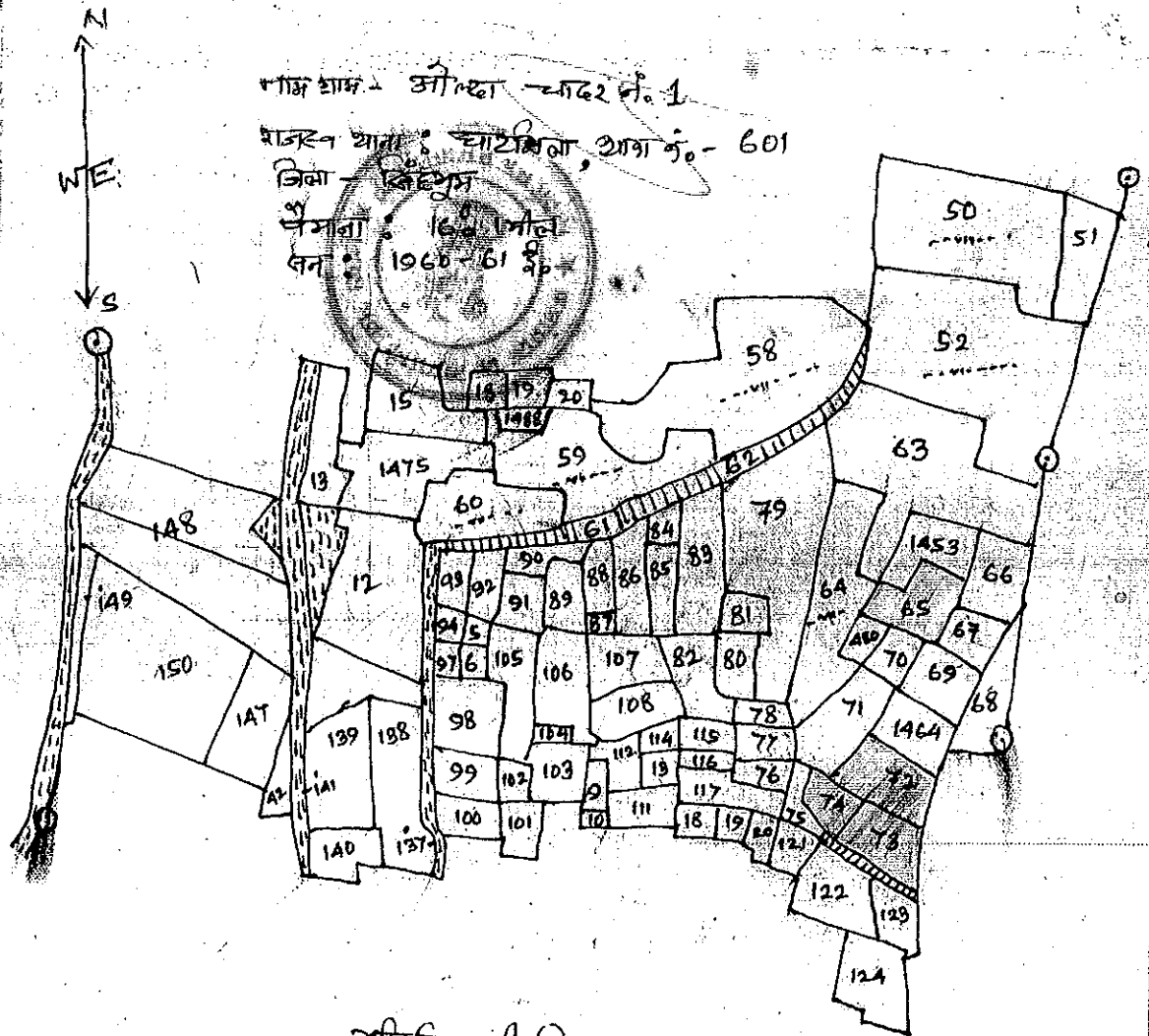
ओलदा	601	276	12	पुरानी परती	0.4	पाण्डु सिंह पिता कोठी सिंह	पाण्डु सिंह पिता कोठी सिंह	परती	यह भूमि आदिवासी की है सक्षम पदाधिकारी के अनुमति प्राप्त के पश्चात हस्तांतरण योग्य है ।
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कर्मांक 17 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल H के 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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42  
सचिव अधिष्ठाता  
अनुमति प्राप्त के पश्चात

मि. अरुण अक्षर



अभिनिवृत्ती निम्न प्रकार

खता नं.	प्लॉट नं.	शकवा
20	72	0.50 एकर
20	65	0.39 "
20	73	0.33 "
21	74	0.19 "
		कुल 1.41 एकर

S. K. Karan,  
 Instructor 195/204  
 P. R. Survey School  
 Barabanchhapur.



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

Token No: 20

Token Date/Time: 12/05/2012 15:14:06

Document Type	Sale Deed	Presenter	Bishnu Priya Pradhan
Presenter Name & Address	Vill_ Ulda, P.S Barsole,	Dist East Singhbhum	
Stampable Doc. Value	462500	DOE	Date of Entry 12/05/2012
Document Value	462500	Stamp Value 18500	Total Pages 40
Special Type		Serial No. 0	Book 1
Remarks / Other Details			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	20	72			OR_RES	50 Decimal	160000
BAHRAGODA	601	7	ALDHA	20	73			OR_RES	33 Decimal	105600
BAHRAGODA	601	7	ALDHA	21	74			OR_RES	19 Decimal	60800
BAHRAGODA	601	7	ALDHA	20	65			OR_RES	39 Decimal	124800

**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	Bishnu Priya Pradhan	W/O Late Prem Chand Pradhan	H.W	Other		Vill_ Ulda, P.S Barsole, Dist East Singhbhum
2	VENDOR	Nimai Pradhan	Late Ishwar Chand Pradhan	Cultivation	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		M.B.J. 283/ Hussainabad Jounpur, U.P.
5	Witness1	Pritam Singh	K.P. Singh	Service	Other		M.B.J. 283/ Hussainabadh Jounpur, U.P.
6	Witness2	Santosh Pattanayak	Subash Chandra Pattanayak	Service	Other		Plot No.1 & 2, Ishwar Nagar New Delhi

**Fee Details:**

SN	Description	Amount
1	A1	13,875.00
2	LL	5.00
3	PR	1.88
4	SP	600.00
5	M	150.00
6	I	500.00
Total		15,131.88

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त स्वीकार किया निबंधन प्रमाण के निम्न प्रमाण ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

निबंधन प्रमाण के निम्न प्रमाण पिता के ओ पी सिंह  
जमशेदपुर पेशा नौकरी ने की।

L.T.I of Bishnu Priya Pradhan  
by the Beneficiary  
मस्तुतकर्ता का हस्ताक्षर  
अथ इंफॉर्म ऑपरेटर का हस्ताक्षर

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.20 Token Date: 12/05/2012 15:14:06

Serial/Deed No./Year :2820/2184/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Bishnu Priya Pradhan</b> Father/Husband Name:W/O Late Prem Chand Pradhan (VENDOR) Vill Ulda, P.S Barsole, Dist East Singhbhum		
2	<b>Nimai Pradhan</b> Father/Husband Name:Late Ishwar Chand Pradhan (VENDOR) Vill Ulda, P.S Barsole, Dist East Singhbhum		
3	<b>M/S Globus Spirits Ltd. Rep.By Dr. Bhaskar Roy</b> Father/Husband Name:Shib Narayan Roy (VENDEE) Office At A-46, Friends Colony (East), New Delhi 110065		
4	<b>Pritam Singh</b> Father/Husband Name:K.P. Singh (Identifier) M.B.J. 283/ Hussainabad Jounpur, U.P.,		
5	<b>Pritam Singh</b> Father/Husband Name:K.P. Singh (Witness1) M.B.J. 283/ Hussainabadh Jounpur, U.P.,		
6	<b>Santosh Pattanayak</b> Father/Husband Name:Subash Chandra Pattanayak (Witness2) Plot No.1 & 2, Ishwar Nagar New Dilhi		

Book No. I  
Volume 98  
Page 589 To 628  
Deed No 2820/2184  
Year 2012  
Date 12/05/2012 17:14:18

District Sub Registrar

Signature of Operator