

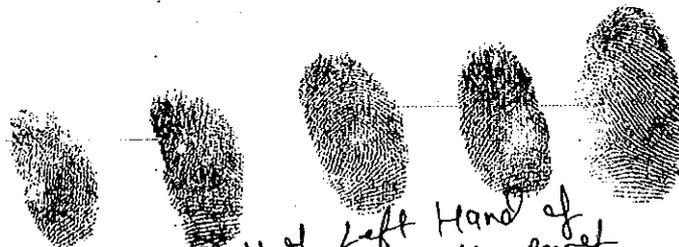
215 Sale value 275,200 = 10 P.S. Bahraagroy 151



झारखण्ड JHARKHAND

sdwp 4000+4000+3000+50=11050 761377

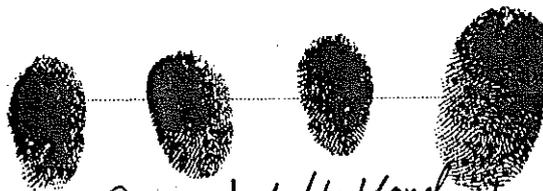
Handwritten notes in Hindi, partially illegible.



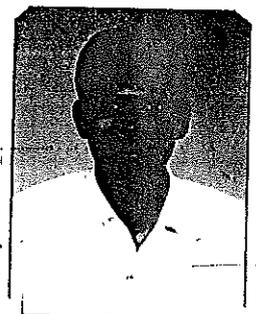
Finger Print of Left Hand of Hagesh Mahankur By the Pan of [Signature] 19/1/13



[Signature] 19/1/13



Finger Print of Left Hand of Eeraga Mahankur By the Pan of [Signature] 19/1/13



Leeford
8256 = 10
500
188
500 = 10
150 = 10

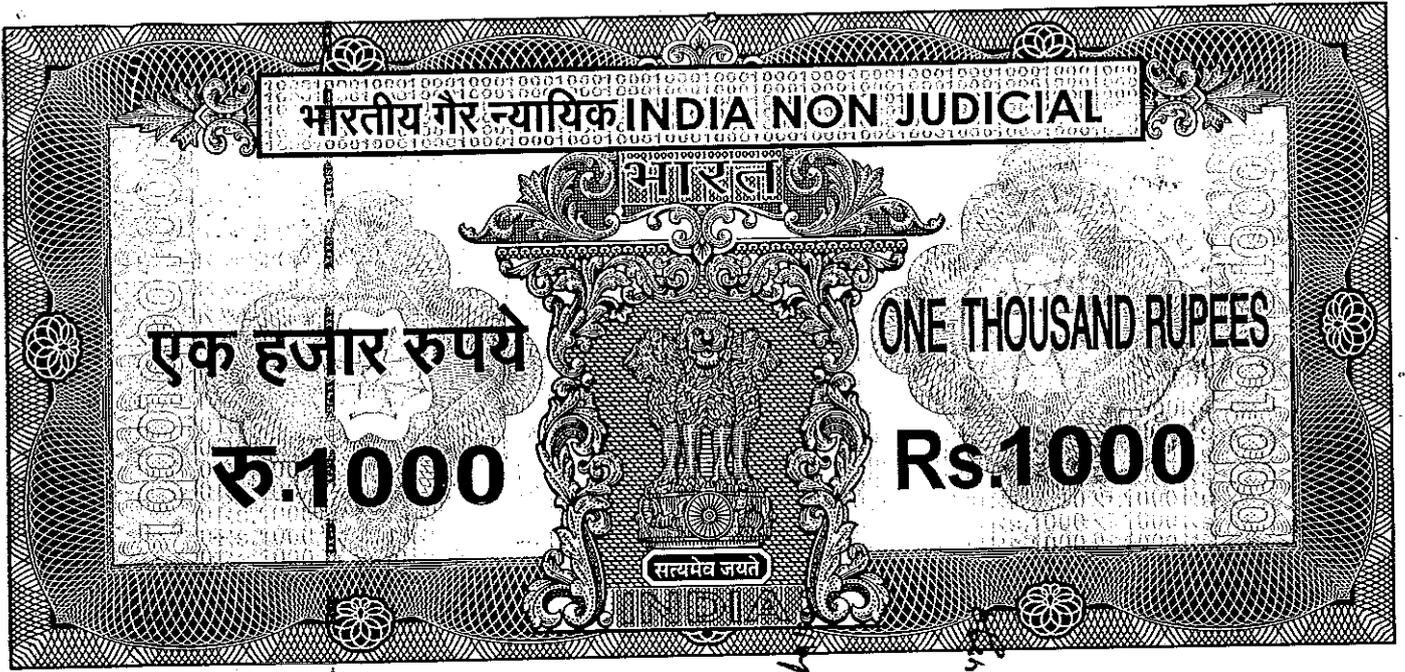
जिला अंतर निबंधक
संश्लेषित दरतावेज में लेखाकाम/पिराफल
स्वति के [Signature] अंकित की गई है।
छोटानामपुर काशतकारी अधिनियम 1908
की धारा 46 (1) (B) के अंतर्गत नहीं है

SALE DEED

[Signature] 19/1/13

[Signature] 19/1/13

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

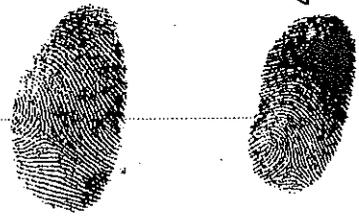


झारखण्ड JHARKHAND

761378

L.T. I. of
Hagru Mah

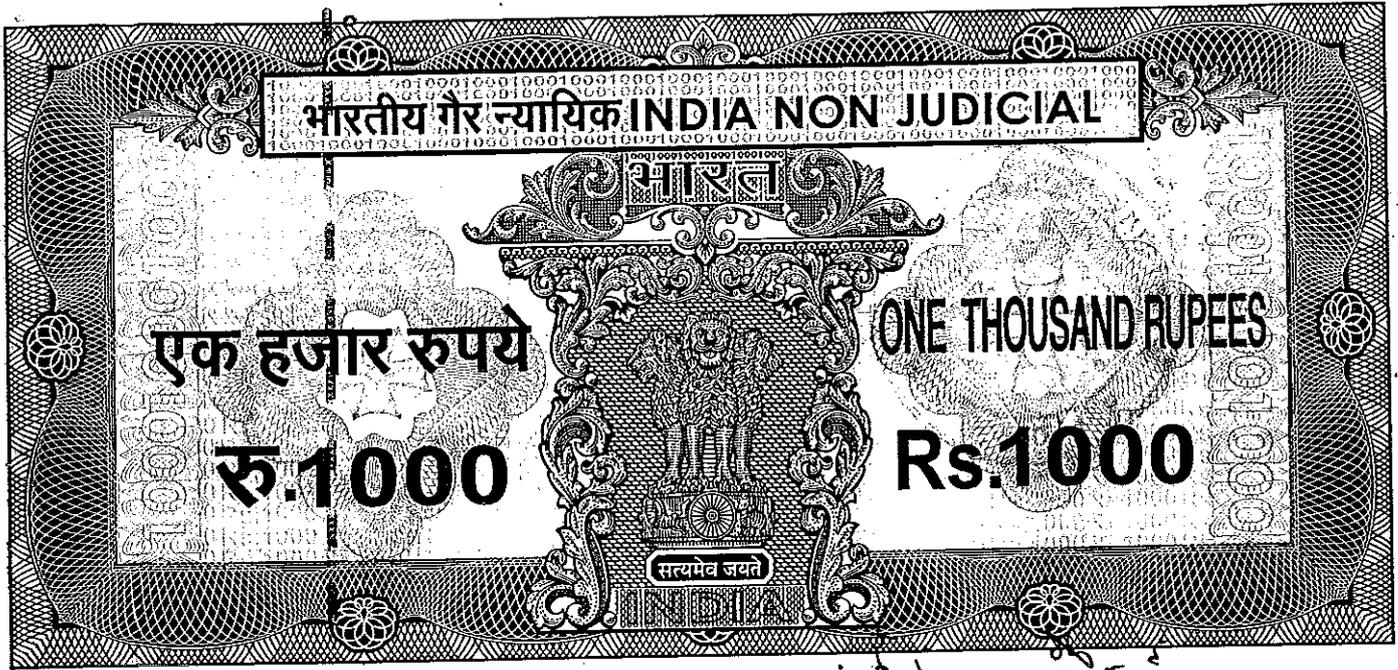
L.T. I. of Dy
Maha Kur.



:: 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 Hagar
Medakhan

L.T.I.
Durga
Medakhan



:: 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 :

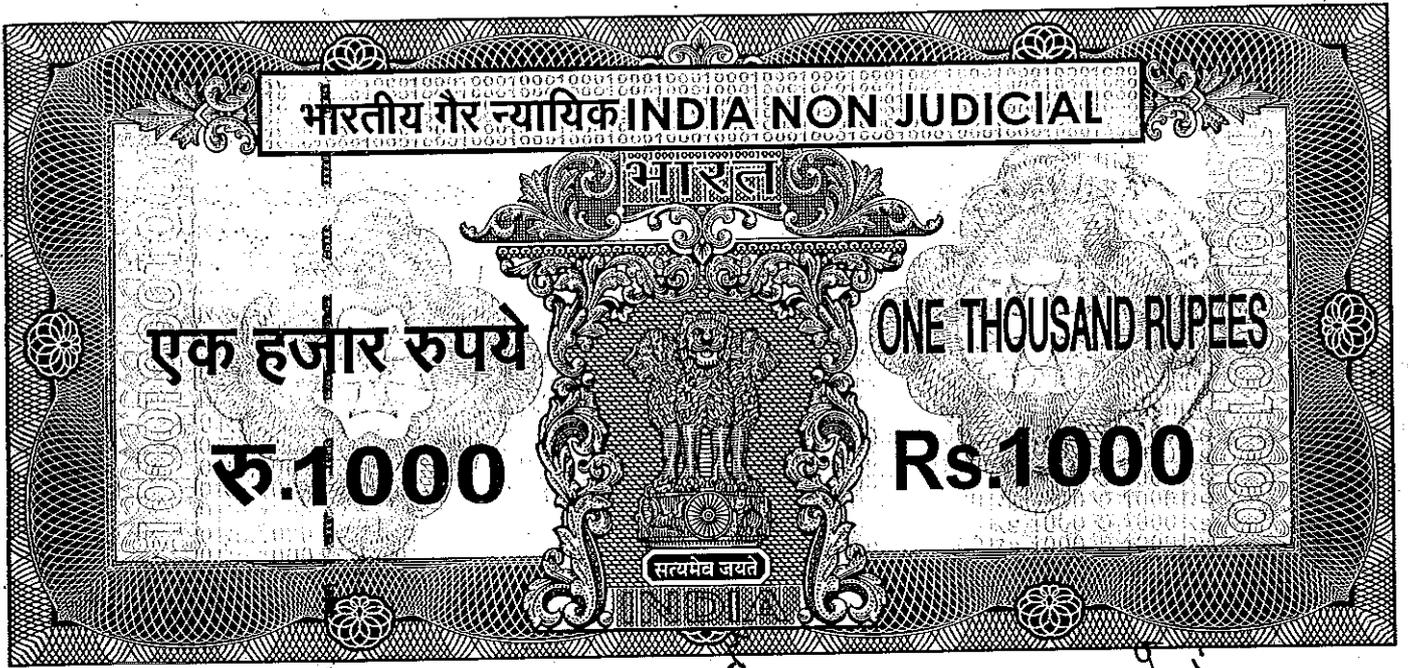
SALE DEED

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
Hagaru Mahakur

::5::

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. P. I. of
Magory Mahakur

::6::



L. T. I. of Durg
Kishan Kumar

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 Mohnkum

::7::



L. T. I. of Dugan
Mohnkum

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



L. I. of
Hagobakar

::8::



L. I. of Durga
Nabakar

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. d
Hagru
Neharun
::9::



L. T. I. d
Durga Moha Kumar



- (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.


 2-7-1-2 of
 Hagan Mahakur
 :: 10 ::

 2-7-1-2 of
 Hagan 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.

for F.I. of
Magistrate
Jamshedpur

for F.I. of
Magistrate
Jamshedpur

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. *Gouri Shankar Dash*

2. *Tapas Kumar Barua*

Printed by: *A. Mandal*
Jamshedpur Court.

Drafted by:

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



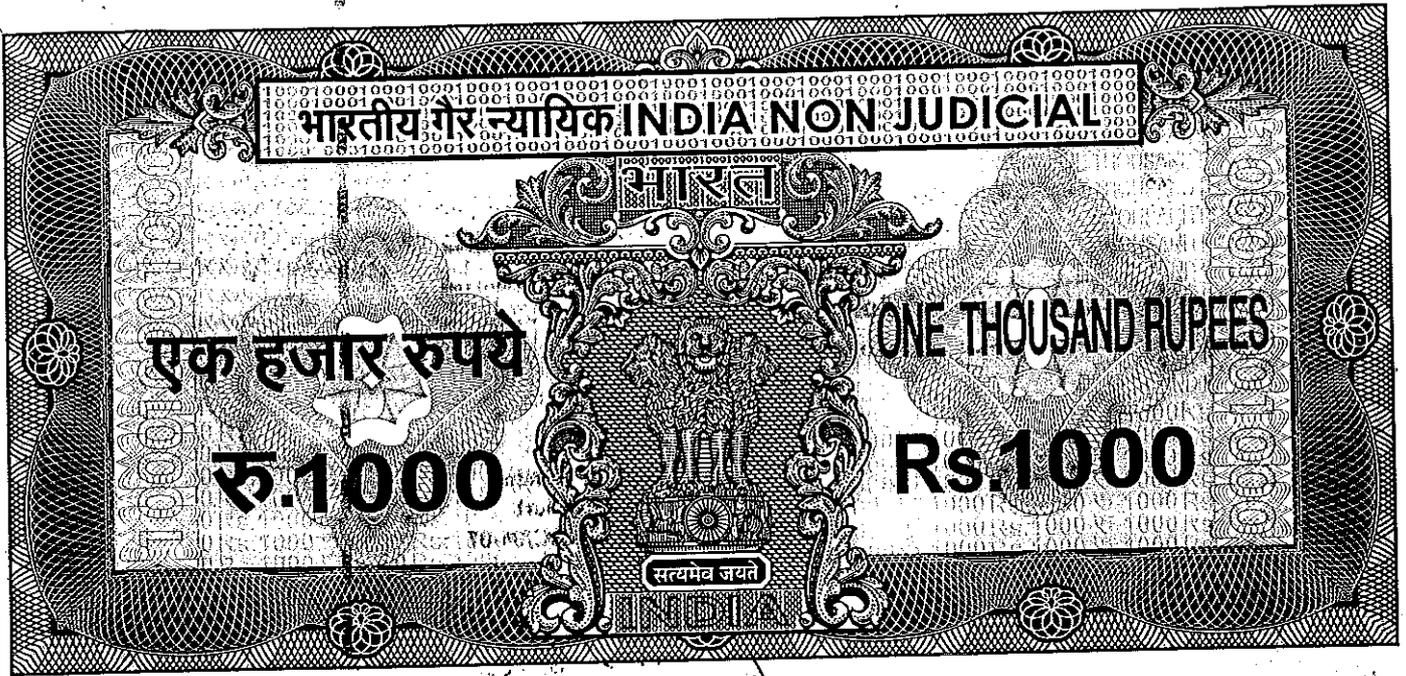
For Globus Spirits Limited

A. Mandal
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

764151



L.T.I of
Hagary Mahantpur



L.T.I. of Durga
Mahantpur

12



झारखण्ड JHARKHAND

764152

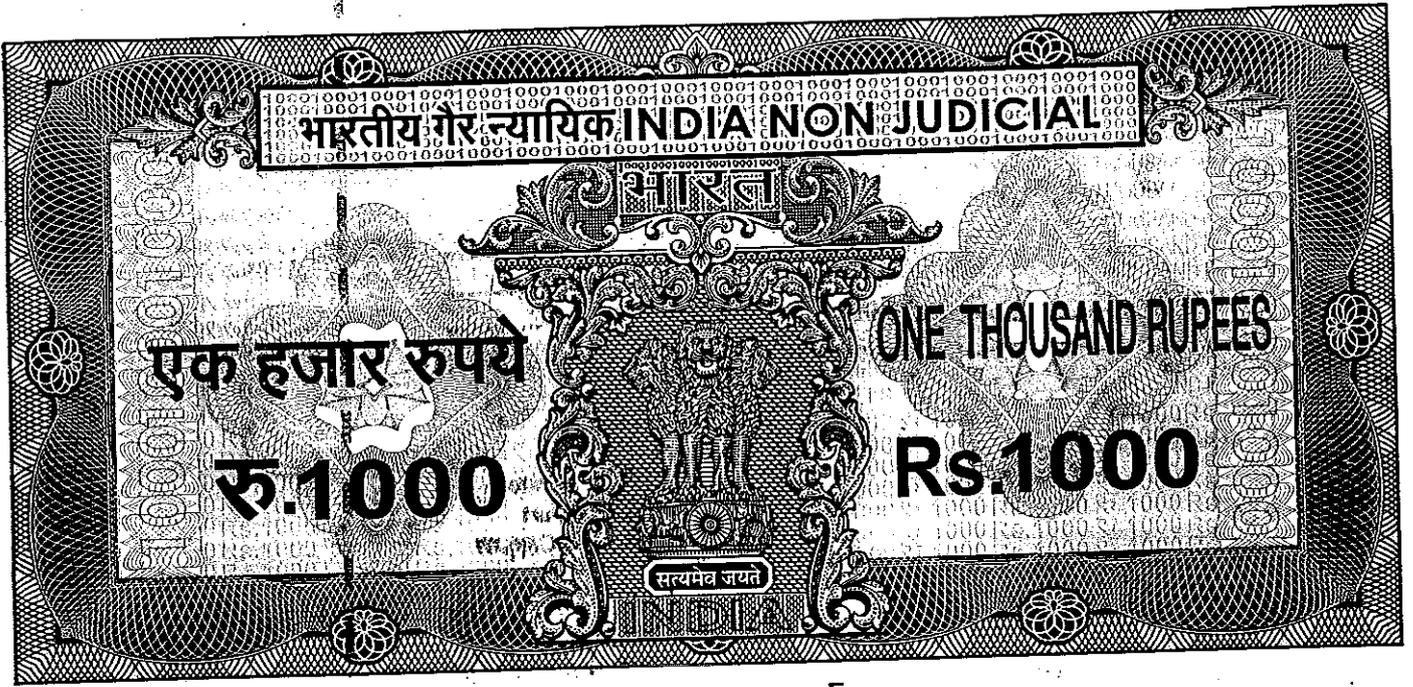


L. T. I. of
Shri Ram Mohan Kumar



L. T. I. of
Durga
Mohan Kumar

13



झारखण्ड JHARKHAND

764153

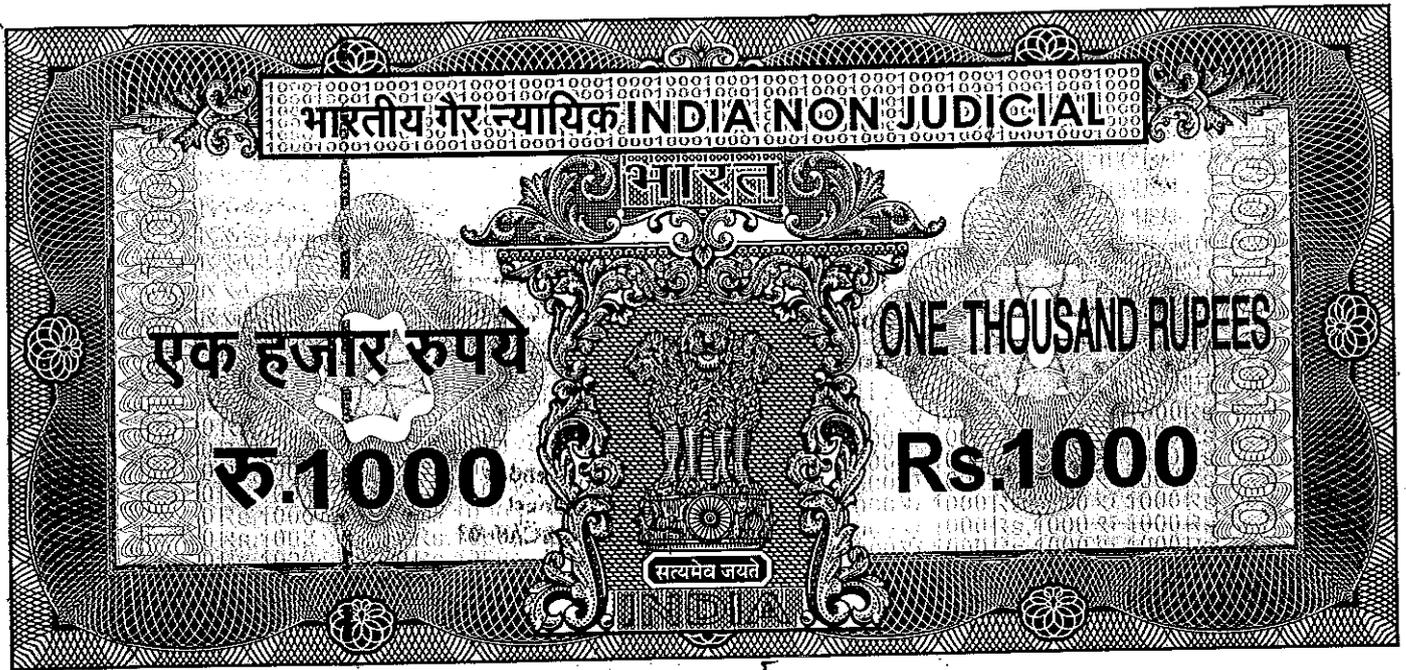


L.T.I. of Hogn
Maha Kur



L.T.I. of Durga
Maha Kur

1141-



झारखण्ड JHARKHAND

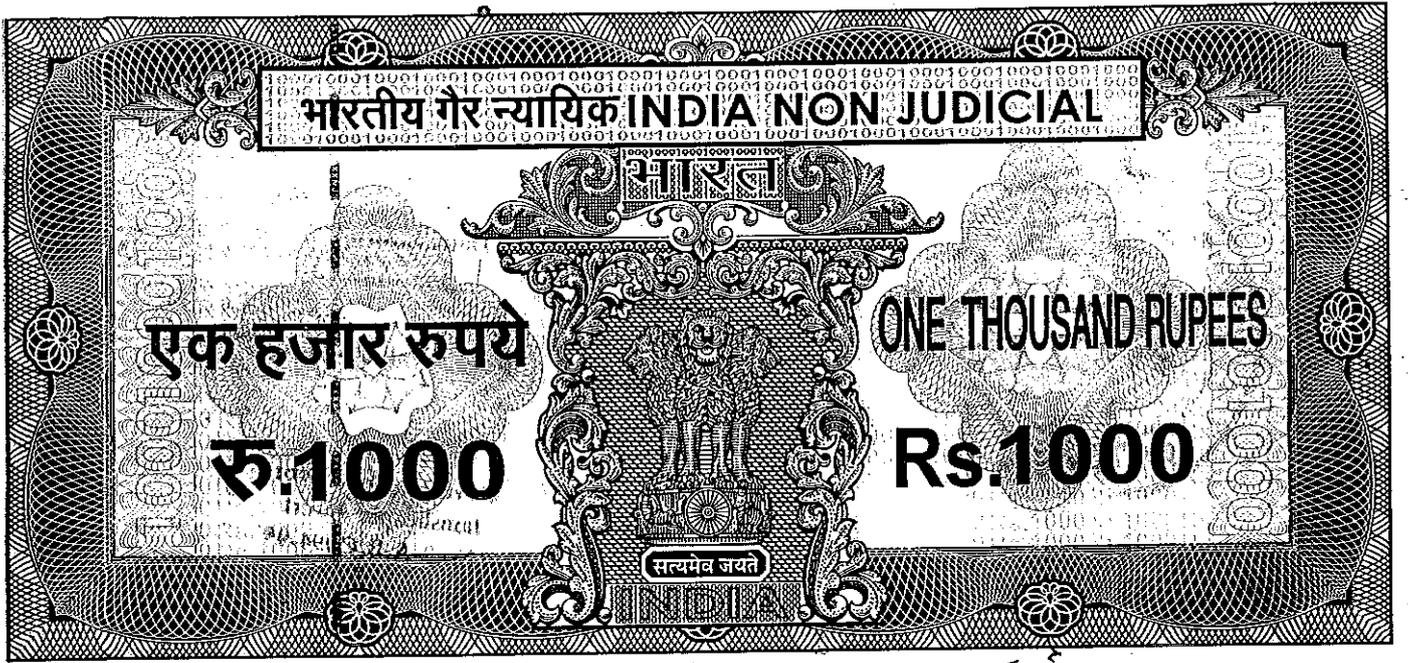
764154

L.T.I. of Hagar
Natarun

L.T.I. of
Dyngar
Natarun.



15-



झारखण्ड JHARKHAND

764111



↳ T.I. of Hagan
Naha Kani,

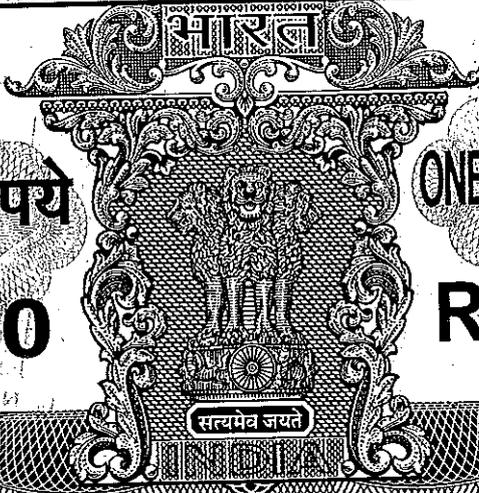


↳ T.I. of Durga
Naha Kani

1161



भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

झारखण्ड JHARKHAND

764112

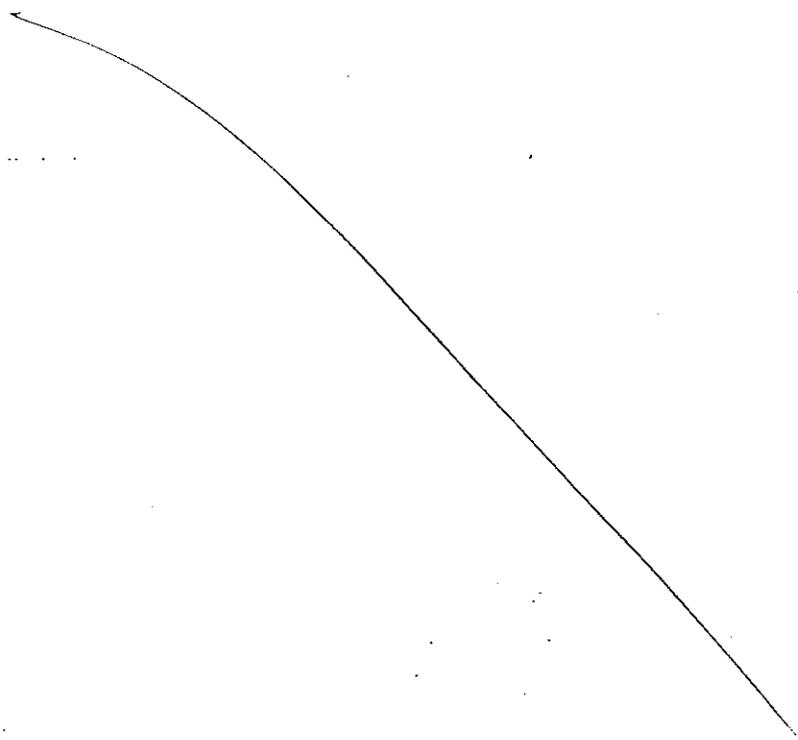


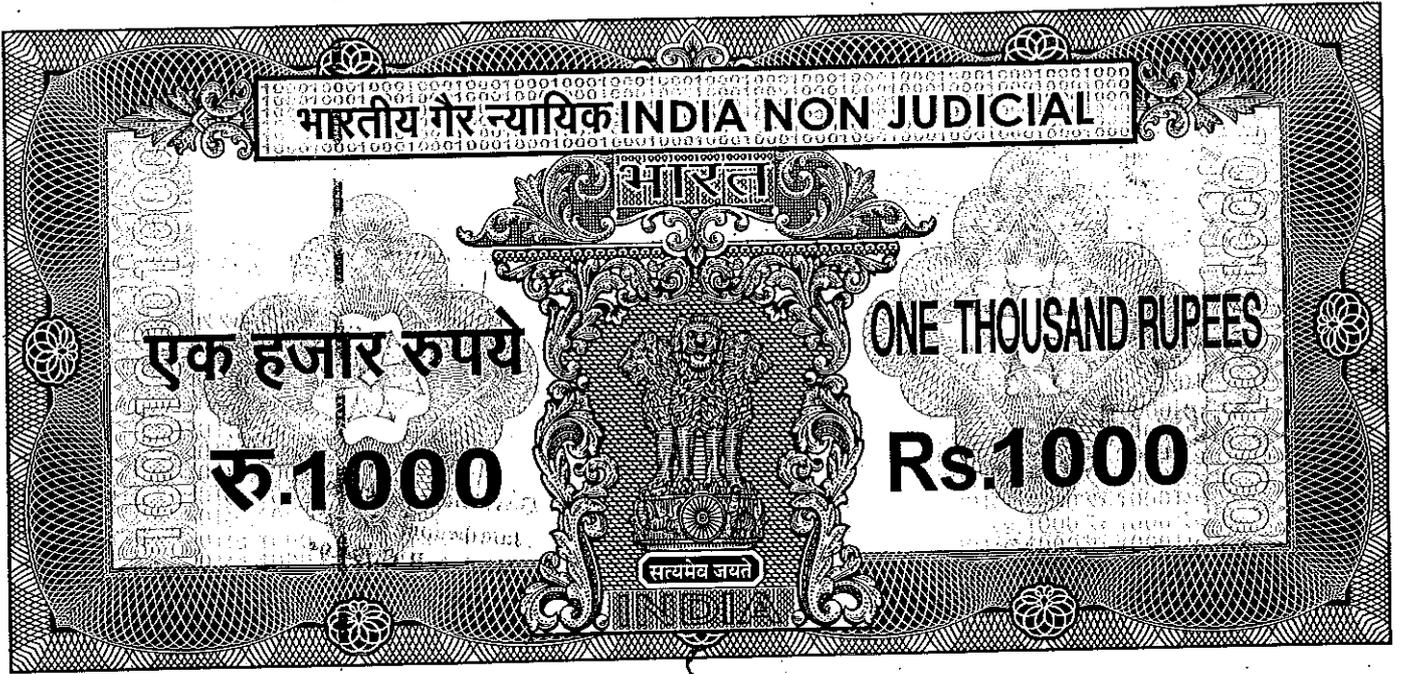
L. T. I. of Hoga
Nabakur



L. T. I. of Durgel
Nabakur

171





झारखण्ड JHARKHAND

764113



L. T. I. of Hagar
Naha Kur



L. T. I. of Durga
Naha Kur

1181

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND



L.T.I. of
Mogha

Mohankur



L.T.I. of
Durga

Mohankur

All L.T.I. of the

Part of the

1911/12.

875333

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

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
BAHRAGODA	601	7	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

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 इंटरि की गई है।

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

हगर - महा कुं - का पुत्री महा कुं
पिता
पेशा

ना: चंद्रशेखर दास
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	Hagru Mahakur Father/Husband Name:Late Amulya Mahakur (VENDOR) olda, p.s - barsole, east singhbhum		
2	Durga Mahakur Father/Husband Name:Late Amulya Mahakur (VENDOR) Olda, P.S - Barsole, 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	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Identifier) olda, p.s - barsole, east singhbhum		
5	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Witness1) Olda, P.S - Barsole, East Singhbhum		
6	Tapan Kumar Barik 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. Baharagora 152



7-39
19

झारखण्ड JHARKHAND

500 + 50 = 550

A 567316

23



19/1/13



[Signature]

19/1/13

SALE DEED

जिला अवर निबंधक
जिला अवर निबंधक में लेखाकारी / गिरफ्तार
के वजह अंकित की गई है।
झारखण्ड कृषि कर्मचारी अधिनियम 1988
की धारा 46 (1) (B) के अंतर्गत नहीं है।

19/1/13

See fact
AD 384 = u
C.R. 2.50
P.F. 0.94
F.P. 500 = 500
D.B. 150 = 150

This Sale-Deed is made on this the 19th 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.

[Signature]
19/1/13

IN FAVOUR OF

:: 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. 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.

213
212
211
210
199
198
197
196
195
194
193
192
191
190
189
188
187
186
185
184
183
182
181
180
179
178
177
176
175
174
173
172
171
170
169
168
167
166
165
164
163
162
161
160
159
158
157
156
155
154
153
152
151
150
149
148
147
146
145
144
143
142
141
140
139
138
137
136
135
134
133
132
131
130
129
128
127
126
125
124
123
122
121
120
119
118
117
116
115
114
113
112
111
110
109
108
107
106
105
104
103
102
101
100
99
98
97
96
95
94
93
92
91
90
89
88
87
86
85
84
83
82
81
80
79
78
77
76
75
74
73
72
71
70
69
68
67
66
65
64
63
62
61
60
59
58
57
56
55
54
53
52
51
50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

::3::

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

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

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

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.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

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

ALUMBERHATI

SELLER

::4::

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,

G
B
W
H
R
E

::5::

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:

STUBS

:: 6 ::

- (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;

WARRANT

7

- (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.

DE
NEW
S
P
L

:: 8 ::

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.

14/02/2010

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. *Lomi Shankar Das*

2. *Tapankumar Barua*

Printed by: *A. Mandal*
Jamshedpur Court.

Drafted by:

A. Mandal

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



A
For Glebus 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. Mandal

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

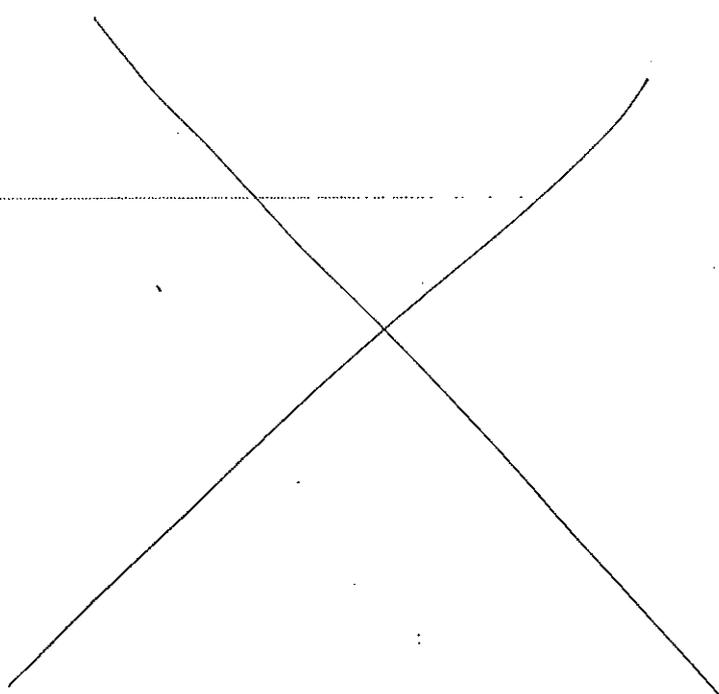


झारखण्ड JHARKHAND

875332

भारत सरकार

— 10 —





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	Malay Mahapatra Father/Husband Name:Late Chaitanya Mahapatra (VENDOR) olda, p.s - barsole, 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	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Identifier) olda, p.s - barsole, east singhbhum		
4	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Witness1) Olda, P.S - Barsole, East Singhbhum		
5	Tapan Kumar Barik 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

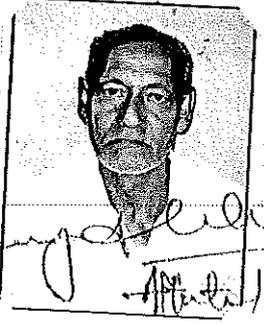
214 Sale Value 48000/- w P.S. Baharagora 150



झारखण्ड JHARKHAND

रुप 2000/-

Minir Kumar Mahapatra
19/1/13 761708



Handwritten notes in Hindi, including the number '9' and some illegible text.

19/1/13

Minir Kumar Mahapatra



Fee paid
AD 1440/- w
LD 2-50
? P 0-94
P 500/- w
B 150/- w

जिला अवर निबंधक
सम्मानित दरतावेज में लेखाकारी/ प्रिंसिपल
एगलि के ~~...~~ 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:

Handwritten notes and signatures at the bottom left corner.



झारखण्ड JHARKHAND

761709

Mihir Kumar Mahapatra
Dilip Kumar Mahapatra

:: 2 ::

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.

:: 3 ::

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.

Pitihis Kumaras Mahesh
Dipak Kumar Mahapatra

:: 4 ::

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.

Mihir K. Macpherson
Deed for Macpherson

:: 5 ::

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 Vanice-Me
Philip Vanice-Me*

:: 6 ::

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;

*Writings Name Nicholas
Deed in Hampton*

::7::

- (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 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.

Prithvi Kumar Mukherjee
Deep Kumar Mukherjee

:: 8 ::

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.

मिनिस्टर कृषि मंत्रालय
पंजाब सरकार

:: 9 ::

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. Mandal

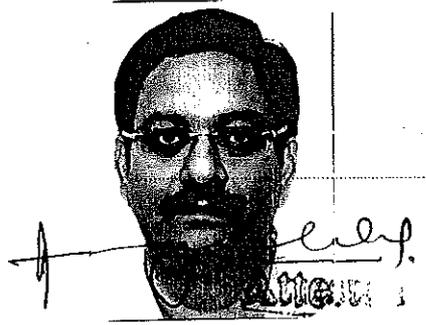
WITNESSES:
1. Gouri Shankar Das

2. Tapankumar Barik

Printed by: A. N. Mandal
Jamshedpur Court.

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

10
मिनिस्ट्रल असेसमेंट प्रोसेस
द्वारा प्रमाणित



For Globus Spirits Limited

[Handwritten Signature]
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.

[Handwritten Signature]
AVIJIT MANDAL
Enrollment No.-14/2010
(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	Book 1
Special Type		Serial No. 0	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
---------------	---------	-----	-------	----------	------	------	--------

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

Mihir Kumar Mahapatra

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंटर ऑपरेटर का हस्ताक्षर

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

जिसकी

पहचान

निवासी

मि. गौरी शंकर दश
पिता *मि. गौरी शंकर दश*
पेशा *गृहकार* ने की।

19/1/13
निबंधन पदाधिकारी का हस्ताक्षर



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	Mihir Kumar Mahapatra Father/Husband Name:Late Kripa Sindhu Mahapatra (VENDOR) olda, p.s - barsole, east singhbhum		
2	Dilip Kumar Mahapatra Father/Husband Name:Late Kripa Sindhu Mahapatra (VENDOR) Olda, P.S - Barsole, 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	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Identifier) gahalamura, p.s - barsole, east singhbhum		
5	Gouri Shankar Dash Father/Husband Name:Late B.B.Dash (Witness1) Gahalamura, P.S - Barsole, East Singhbhum		
6	Tapan Kumar Barik 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 462,000 - Bahangya 2184



F-20
12/5/12

16

Sept 18500

05AA 211866

Po
12/5/12



Anger Prints of left hand of Smt.

Bishnu Priya Pradhan by the len of [Signature]

12/05/12

[Signature]
12/5/12



12/5/12

Per chengosa
AO 1387520
WR - 520
GMS - 1-88
9 - 5000
MCA 15000

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

12/5/12

SALE DEED

This Sale Deed is made on this the 12th 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

[Signature]

5000Rs.



L.P.I. of Rishme Kanya
Booked by the Govt.
सिद्धि २२/१/१९७३
१२/१२

:: 2 ::

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

CONSIDERATION AMOUNT

(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 1/2 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"

Handwritten notes and signatures: "L. S. Bishnu", "Bishnu Pradhan", "12/5/12", and "3:3:3".



Handwritten signature: "Bishnu Pradhan".

Handwritten mark resembling the letter 'A'.



झारखण्ड JHARKHAND

950858



L.T. I of Bishnu Roy
Brother by the son of

12/5/12

सिद्धेश्वर

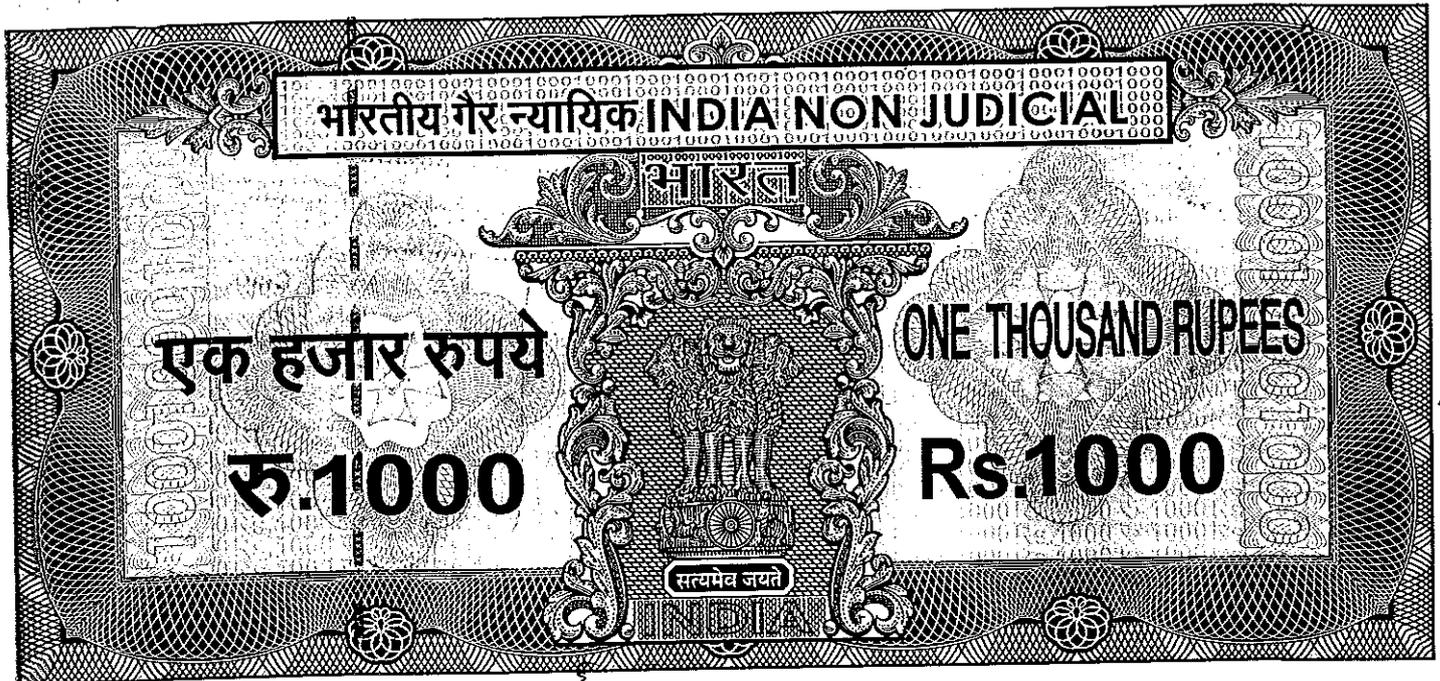
:: 4 ::

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.



झारखण्ड JHARKHAND

950859



*L.T. I of Bishnu Singh brother
by the son of Angul
For 25/12/12*

:: 5 ::

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:



झारखण्ड JHARKHAND

A 582867



*L.P. I of Bishnu
Kanya Boudhan by
the hand of my
for sale of...*

::6::

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 Bicham Baiya
Bodhini by the hand of

Handwritten signature

10/15/12

(10/15/12) 20/24/12

:::7:::

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.



L.P. I of Esikhuwa Boiya
Bondman by the Gen of

Aug 14/12
21/5/12

FOR 21/5/12

:: 8 ::

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 Goshya
brother by the son of
for the
12/15/12
for the
to the

::9::

- (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 Boudhan

By the Son of Agarwal
12/11/12

101 211 211 211

:: 10 ::

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 Bairhua Banya
 bonded by the pur of

12/11/12

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. Mandal,

WITNESSES:

1. Sri K.P. Singh
 Baram Singh MBR-283 Huseinul
 Jampur
2. Shekharanallal

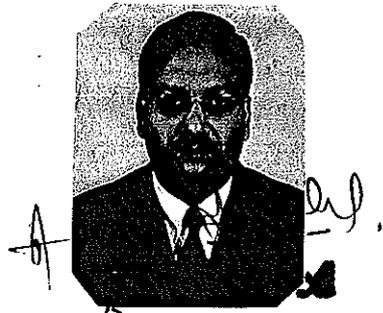
Printed by: A. Mandal,
 Jamshedpur Court.

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

Li.P.I of Bishnu Praya Goodhans
by the Son of Ajit Kumar
12/15/12

For Globe Spirits Ltd

:: 12 ::



For Globus Spirits Limited

[Signature]
Director

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

Certificate:

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

[Signature]
AVIUT 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
2
3
3
1
1

अंचल कार्यालय, बहरागोडा

पत्रांक:-...5.3.3.....

दिनांक:-...2.2.../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 स्पिरिटस लिमिटेड/ग्लोबस स्पिरिटस झारखण्ड लिमिटेड (Globus Sprits Limited /Globus Sprits Jharkhand Limited) के आवेदन पर राजस्व कर्म0, अंचल निरीक्षक से जाँच कराई गई। जाँच प्रतिवेदन के अनुसार प्रमाण पत्र के साथ सलंगन सूची में वर्णित सभी भूमि दोन - I, दोन - II, दोन - III है, तथा परती है। हाल सर्वे खतियान में रैयती भूमि इंद्राज है। भौतिक सत्यापन में पाया गया है कि खेसरा संख्या 70,1464 एवं 69 को छोड़कर शेष भूमि परती एवं गढ़ा है एवं प्लॉट सं0 70,1464 एवं 69 दोन - II है।

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

अनुलग्नक:- यथोक्त।



7/2/11
अंचल अधिकारी
बहरागोडा।

अंचल अधिकारी का कार्यालय, बहरागोड़ा ।

277
दिनांक 11/09/11

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 ।

महारय,
उपरोक्त विषय के संबंध में कहना है कि मौजा ओलदा थाना नं0 601 के अन्तर्गत एकरारनामा शिडयूल में अंकित भूमि का जांच राजस्व कर्मचारी तथा अंचल अमिन से स्थलीय एवं राजस्व कागजात के साथ कराया गया है । जो शिडयूल A से H तक भूमि का विस्तृत विवरणी इसके साथ संलग्न है । वर्तमान में वर्णित भूमि विवाद रहित है । नियमानुसार हस्तांतरण कि कारवाई की जा सकती है ।

सादर सूचनार्थ प्रेषित ।

अनुलग्नक :- यथोक्त ।

विश्वासभाजन

11/09/11
अंचल अधिकारी
बहरागोड़ा ।

ज्ञापक 491 दिनांक 11-09-11

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

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

11/09/11
अंचल अधिकारी
बहरागोड़ा ।

276

कर्मांक 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	किसम	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	

कर्मांक 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	कान्हई लाल महापात्र ई० पिता गोपी नाथ महापात्र	कान्हई लाल महापात्र ई० पिता गोपी नाथ महापात्र	परती		
			80	दोन दो	0.21	वही	वही	परती		

कर्मांक 10 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्युल C के भूमि निम्न प्रकार है

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

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

अचल अधिकारी
हरमोहन, पूर्वी विभाग

१.१.०

मि ५१३ २५०

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 सलग्न है।
			63	पुरानी परती	0.94	वही	वही	परती	
			64	पुरानी परती	0.43	वही	वही	गढ़ा	

क्रमांक 14 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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
			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	

क्रमांक 15 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल 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।

क्रमांक 16 व्यक्ति के द्वारा दिया गया एकरारनामा के अनुसार शिड्यूल G के ममि निम्न प्रकार है

निष्कर्ष
अखय अधिकारी
राजवाला, नि. निम्न

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।
------	-----	-----	----	-------------	-----	----------------------------	----------------------------	------	---

क्रमांक 17 व्यक्ति के द्वारा दिया गया एकरानामा के अनुसार शिड्युल H के मति निम्न प्रकार है

ओलदा	601		148		2.4			परती	एकरानामा में खाता नं० अंकित नहीं रहने के कारण संस्थापन करना संभव नहीं है।
------	-----	--	-----	--	-----	--	--	------	---

✓
सचिव

मि. भार अक्षय



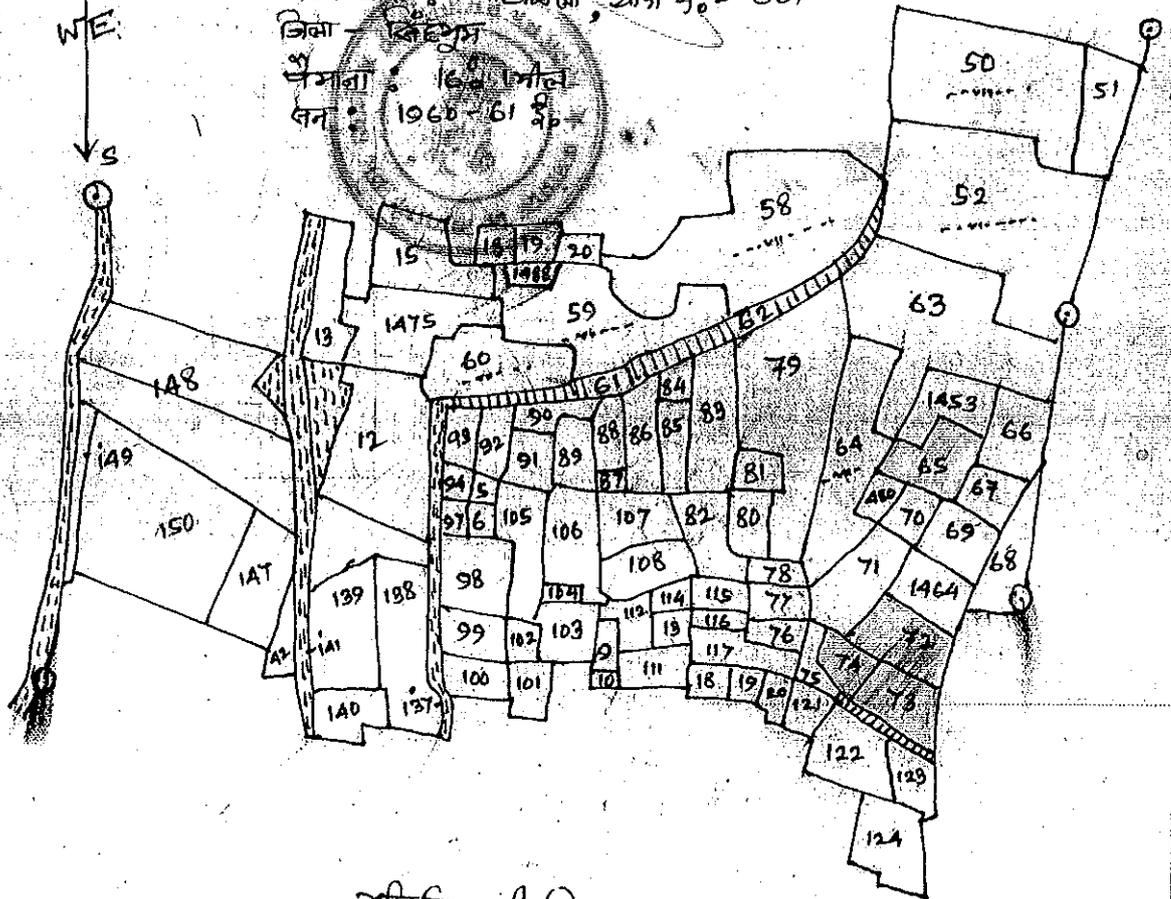
प्लॉट नं. - 20

शहर का नाम : चण्डीगढ़, प्लॉट नं. - 601

जिला - फिरोज़पुर

प्लॉट नं. 16, 17, 18, 19, 20

वर्ष : 1960-61



भूमि विवरणी निम्न प्रकार

प्लॉट नं.	प्लॉट नं.	शकवा
20	72	0.50 एकर
20	65	0.39 "
20	73	0.33 "
20	74	0.19 "
		<u>कुल 1.41 एकर</u>

Dr. P. K. Karan
 P. K. Survey School
 Chandigarh



S. K. Karan,
 Instructor / 05/10/61
 P. K. Survey School
 Chandigarh.



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-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
---------------	---------	-----	-------	----------	------	------	--------

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 इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

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

जिसकी

पहचान

निवासी

निबंधन प्रपत्र के निम्न प्रमाण ने इस दस्तावेज के निष्पादन को मेरे समक्ष
जिसकी पहचान निवासी के पिता के रूप में की गई है।
पेशा नौकरा ने की।
12/05/2012

निबंधन पदाधिकारी का हस्ताक्षर



L.P.P. of Bishnu Priya Pradhan
by the Beneficiary
मस्तुतकर्ता का हस्ताक्षर
अपने इलेक्ट्रॉनिक 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	Bishnu Priya Pradhan Father/Husband Name:W/O Late Prem Chand Pradhan (VENDOR) Vill Ulda, P.S Barsole, Dist East Singhbhum		
2	Nimai Pradhan Father/Husband Name:Late Ishwar Chand Pradhan (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) M.B.J. 283/ Hussainabad Jounpur, U.P.,		
5	Pritam Singh Father/Husband Name:K.P. Singh (Witness1) M.B.J. 283/ Hussainabadh Jounpur, U.P.,		
6	Santosh Pattanayak 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