

863



Registration ID No. 5/2250 863
 ODISHA 105/2200868
 Book No. 2 Date 29/07/2022
 Year 20

A.I. 750 000/-
 I(3).....
 A.18(vii).....
 U/F 155/-
 RS. 750 155/-

G 050426

[Signature]
 Registration
 Kamakhyanagar

An Agreement made at Kamakhyanagar on the 29th day of July year-2022.

BETWEEN THE ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION, a corporation constituted and operated by the state of Odisha under the ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION Act, 1980 (Odisha Act 1 of 1980) and having its Head Office at IDCO Tower, Janpath, Bhubaneswar, Odisha, Pin-751022, represented by **Shri Tridev Rath, Additional Land Officer, IDCO Angul Division, Angul** aged about 30years, S/O-Brahmananda Rath, Plot N-SE 11/1, Satyanagar, Housing Board Colony, Bhubaneswar, Adhar No-920724268814, Mob-9040670638 hereinafter called the "Licensor" / "Grantor" (which expression shall unless the context does not so admit, include its successors and assigns) of the one part.



[Signature]
 Tridev Rath
 Land Officer
 IDCO Angul



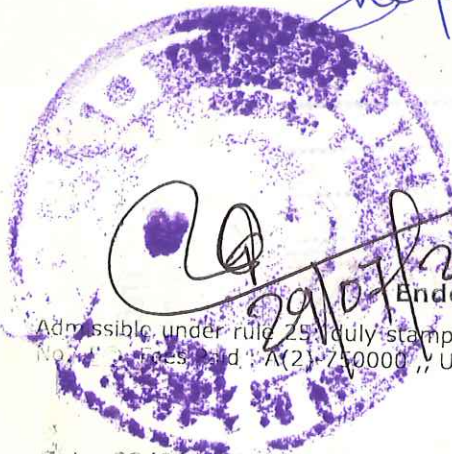


4214 287722
500f
Name: Sardesh km P. D. M. K.
Address: L. K. B. S. P. A. T. S. U. N. K. E. F.
Used for: P. M. M. S. C. O. P. O. R. A. T. I. O. N.
Signature: F. S. M. N. G. O. N. O. R. T. H. C. O. P. R. E. F.
New Delhi, 110065
April

Ajaya Kumar Pattanaik
Stamp Vendor
Kamakhyanager

Рефератом

287712



Admissible under rule 25 duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A
No. 2, Fees paid "A(2)-750000," User Charges-155, Total 750155

Date: 29/07/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KAMAKSHYANAGAR between the hours of 10:00 AM and 1:30 PM on the 29/07/2022 by ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION REPRESENTED BY SHRI TRIDEV RATH, son/wife of of AT-IDCO TOWER, JANAPATH, BHUBANESWAR, ODISHA, PIN-751022, by caste, profession and finger prints affixed.

Signature of Presenter / Date: 29/07/2022

Signature of Registering officer






Registered Agreement with Property Deed




Nature of the Document : AGREEMENT WITH PROPERTY
 Date of Execution : 29/07/2022
 Document Number : 10512200868

Volume Number : 19
 Place of Execution : KAMAKSHYANAGAR
 Registration Date : 30/07/2022

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION REPRESENTED BY SHRI TRIDEV RATH			

SECOND PARTY DETAILS




Name	Photo	Thumb Impression	Signature
MS GLOBUS SPIRITS LIMITED REPRESENTED BY SHRI SANTOSH KUMAR PATTANAYAK			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
5	DHENKANAL	JAMUJHARA-222	110/241	1066/1222	5Acre500Decimal	BAGAYAT	836000	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SELF	MACHHIA RESERVE JUNGLE		FULL				
1	DHENKANAL	JAMUJHARA-222	110/241	1061	1Acre020Decimal	TAILA-I	155040	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	ROAD	BANAMALI DEHURY		FULL				
7	DHENKANAL	JAMUJHARA-222	110/241	1065	0Acre270Decimal	TAILA-I	41040	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	KASINATH MISHRA	SELF		FULL				
3	DHENKANAL	JAMUJHARA-222	110/241	1063	4Acre380Decimal	TAILA-I	665760	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SURENDRA BARAL	SELF		FULL				
9	DHENKANAL	JAMUJHARA-222	110/241	1067/1221	5Acre500Decimal	BAGAYAT	836000	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SELF	MACHHIA RESERVE JUNGLE		FULL				
2	DHENKANAL	JAMUJHARA-222	110/241	1066	2Acre780Decimal	TAILA-I	422560	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SELF	MACHHIA RESERVE JUNGLE		FULL				
4	DHENKANAL	JAMUJHARA-222	110/241	1067	2Acre000Decimal	PATITA	308000	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SELF	MACHHIA RESERVE JUNGLE		FULL				
6	DHENKANAL	JAMUJHARA-222	110/241	1052/1226/1379	1Acre050Decimal	BAGAYAT	245700	Not Available	Not Available
East	West	North	South	Property Transaction Details					
NA	NA	SELF	SELF	FULL					
8	DHENKANAL	JAMUJHARA-222	110/241	1066/1227	2Acre500Decimal	BAGAYAT	380000	Not Available	Not Available
East	West	North	South		Property Transaction Details				
NA	NA	SELF	MACHHIA RESERVE JUNGLE		FULL				

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
PRADEEPT KUMAR PANIGRAHY	LATE JAGANNATH PANIGRAHI	B-105, ROYAL ENCLAVE, PRAGATI VIHAR, NEAR DMANA CHHAKA, BHUBANESWAR	Cultivation

Name	Photo	Thumb Impression	Signature
PRADEEPT KUMAR PANIGRAHY			

REMARK DETAILS

Remark

ok

AND

M/s. Globus Spirits Limited, represented by Shri Santosh Kumar Pattanayak, aged about 45 years, S/o-Sri Subash Chandra Pattanayak, Company Secretary, of M/s. Globus Spirits Limited, Present address and Permanent Address Regd. B-135, First Floor, Ganesh Nagar, New Delhi-110018 who has been authorized to sign & execute the document and to comply with other formalities too for taking over the possession of Direct purchased Pvt. land and execution of lease Agreement with IDCO in respect of allotted land on behalf of the Company, M/s. Globus Spirits Limited incorporated under the Companies Act 1956 (No.1 of 1956) having its registered / Corporate office at : Office at F-O, The Mira Corporate Suites, Iswar Nagar, Mathura Road, New Delhi-110065, carrying on business in partnership / as proprietors in the firm-name and style of M/s. Globus Spirits Limited hereinafter called the Licensee / Licensees (which expression shall unless the context does not so admit, include its successor/successors in business/ is/their survivors or survivor and the heirs, executors. And permitted assigns) of the other part. Administrators and permitted assigns of such last survivor).



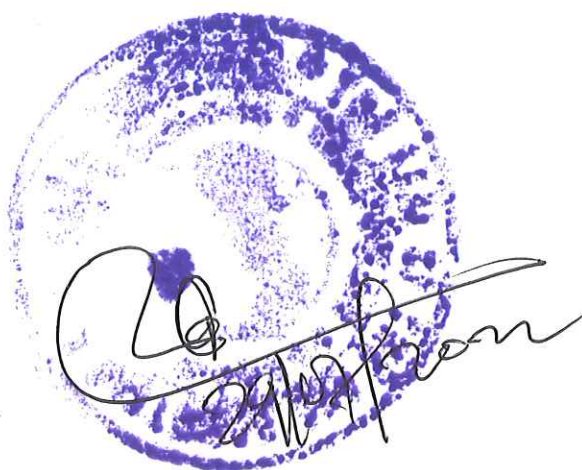
The "Licensor" and the "Licensee" are hereinafter together always referred to as the "Parties" and are individually, when necessary, referred to as "Party".

WHEREAS the Licensee/Licensees has/have applied to the Grantor / Licensor for the grant to him/them/her/it of a lease of the land and premises hereinafter described, which the Grantor / Licensor has agreed to grant to him upon certain terms and conditions vide allotment letter No.15495 dated 21.06.2022 for an area Ac.25.00 in village Jhamujhara under Kamakshyanagar Tahasil in Dhenkanal District AND WHEREAS before signing this Agreement, the Licensee /

Trivedi Nath
Land Officer
IDCO Angul
29-07-2022

Santosh Kumar Pattanayak





Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION REPRESENTED BY SHRI TRIDEV RATH		 315618413		29-Jul-2022
MS GLOBUS SPIRITS LIMITED REPRESENTED BY SHRI SANTOSH KUMAR PATTANAYAK		 243370108		29-Jul-2022

Identified by PRADEEPT KUMAR PANIGRAHY Son/Wife of LATE JAGANNATH PANIGRAHI of B-105, ROYAL ENCLAVE, PRAGATI VIHAR, NEAR DMANA CHHAKA, BHUBANESWAR by profession Cultivation

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRADEEPT KUMAR PANIGRAHY		 42424555		29-Jul-2022

Date: 29/07/2022

29/07/2022
Signature of Registering officer

Licensees has / have paid the sum of Rs.4,19,25,000.00 (Rupees four crores nineteen lakh twenty five thousand) only comprising (i) Land cost @ Rs,15.00 lakh per acre for Ac.25.00 amounting to of Rs. 3,75,00,000.00 (ii) 10% IDCO administrative charges Rs.3,75,000.00 and (iii) 18% GST on IDCO Administrative charges Rs.6,75,000.00 being the amount payable by the Licensee / Licensees along with (the allottee will have to pay the **Annual Rent** of the demised land an amounting to Rs.6,86,250.00 (Rupees six lakh eighty six thousand two hundred fifty) only for Ac.25.00 Private land in village Jhamujhara under Kamakshyanagar Tahasil, in the District of Dhenkanal. The above rate will be subject to revision consequent upon the appropriate decision taken by the concerned Revenue Authority from time to time)..

NOW IT IS HEREBY MUTUALLY AGREED as follows: -

1. During the period of three years from the date hereof the Licensee/licensees shall have licence and authority only to enter upon the piece of land described in the first schedule hereunder written and delineated on the plan annexed hereto and there on for the purpose of building and executing works for the implementation of the project, there on as herein after provided and for no other purpose what so ever and until the grant of such Lease as is hereinafter referred to the Licensee/Licensees shall be deemed to be a bare Licensee only of the premises at the same rent and subject to the same terms as if the Lease had been actually executed.
2. Nothing in these present contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part there so as to give to the Licensee/Licensees any legal interest therein until the lease hereby contemplated to be executed and registered but the Licensee/Licensees shall only have a licence to enter upon the said land for the purpose of



Tiden Path
Land Officer
29-07-2022
IDCO Angul

Deepa Rayan



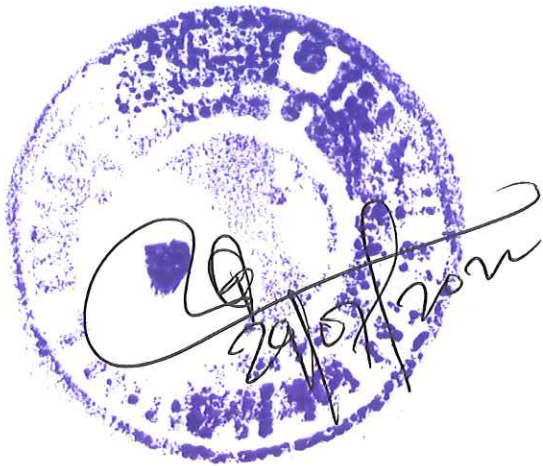
performing this Agreement. However, the Licensor shall permit the Licensee the use and occupation of the Licensed Premises during the period of License herein created without any hindrance / eviction interruption and / or disturbance, claim or demand whatsoever by the Licensor or any person claiming by from under or in trust for the Licensor, save and except in the event of termination or prior determination under Article 6 below.

3. The Licensee/Licensees hereby agrees/agree to observe and perform the stipulations following that is to say: -

- a) That the Licensee/Licensees shall take possession of the property on "as is where basis is". No further demand shall be made to the Licensor for any improvement and / or development of the land whatsoever.
- b) The Licensee/Licensees may, at its own cost, put up two sign-boards indicating its name, on the exterior of the Licensed Premises, Provided that the dimensions and exact location of such sign boards shall be intimated, in advance, to the Licensor for its approval and that such approval should be obtained, in writing, Provided However, that such approval shall not be unreasonably withheld. Such signboards should not cause any damage to the facade of the Licensed Premises and shall not contravene any local laws or regulations.
- c) The said plot of land shall be fenced in during construction by the Licensee / Licensees at his/their/its expense in every respect.
- d) No work shall be commenced which infringes any of the Building Regulations set out by the Appropriate Authority, Governed by Govt. of Odisha until the said plans and elevations shall have been so approved as aforesaid and



Triden Rath
Land Officer
29.07.2022
DCO Angul



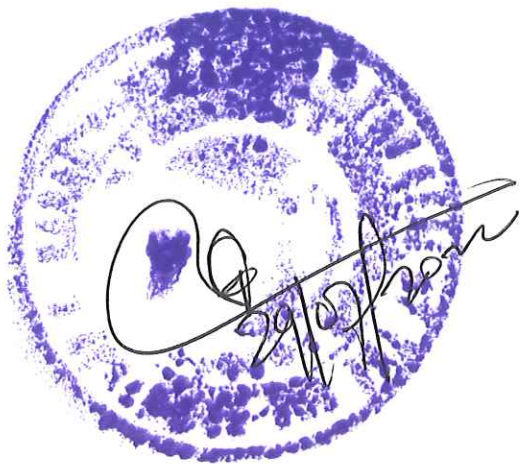
thereafter he/they/it shall not make any alterations or additions there to unless such alterations and additions shall have been previously in like manner approved.

- e) The Licensee/Licensees shall have to start civil construction on the allotted property within six months from the date of possession and commence commercial production within three years from the date of handing over of possession. The extension of implementation up to one year may be allowed without imposition of penalty provided the Licensor is convinced that the delay is not due to the fault of the licensee. However penalty at the rate of 1 % of prevailing land cost of the industrial Area shall be imposed beyond the approved implementation period at the discretion of the licensor.
- f) The Licensee/Licensees shall be responsible for complying with all pertinent bye-laws, rules and regulations for the time being in force in respect of the changes made by the Licensee inside the Licensed premises the Licensee may deem fit for full enjoyment of the Licensed Premises.
- g) That the Licensee/Licensees will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.
- h) The Licensee/Licensees agrees/agree and admits its liability to pay any such further sum or sums towards premium of the demised land demanded by the Licensor consequent upon the Lessor being required to pay more towards the compensation arising out of any law or order of any competent Court. The Licensee agrees and undertakes to reimburse the Licensor towards payment of higher compensation as may be assessed.



Signature

*Trident Realty
Land Office
29-07-2022 IDCO Angul*



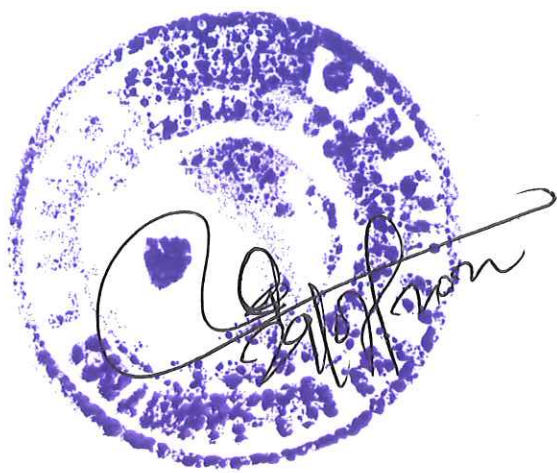
- i) That the Licensee/Licensees shall from time pay to the Grantor / Licensor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Odisha under the Odisha Industrial Infrastructure Development Corporation Act, 1980 and the Rules framed there under.
- j) That the Licensee will keep the Grantor / Licensor indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.
- k) That the Licensee shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulation in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Divisional Head, IDCO and shall not, without the consent in writing of the Divisional Head, IDCO permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.
- l) That the Licensee/Licensees will not make any excavation upon any part of the said land nor remove any stone, earth,

Tridev Pathy
Land Officer
IDCO Angul

29-07-2022

Deepa Nath

SPRITS LIMITED
New Delhi
GLOBUS



or other material there form except so far as may, in the opinion of the officer authorised by the Grantor / Licensor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

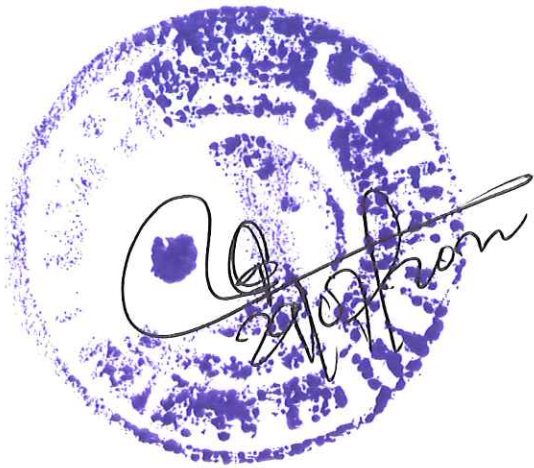
- m) That the Licensee/Licensees will not directly or indirectly transfer, assign, sell, encumber or parts with his/their/its interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Corporation. However in case of the Licensee is desirous of creation of charge/ interest of any Banking or Non-Banking Financial Company for financial assistance for the purpose of grant of license, the same may be executed with prior consent of the Licensor in the format and procedure mentioned under the regulations and rules of the Licensor. In this event also, it is hereby clarified that at no point of time the Licensee per se gets any interest over the demised premises of the License.
- n) That the Licensee/Licensees shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry other than the purpose for which the land is allotted.
- o) That the Licensee/Licensees shall at own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Divisional Head concerned.
- p) The Licensee shall always be liable to make good the exterior and structure of the Licensed Premises including walls, drainage and roof by carrying out necessary repairs or renovations within its statutory common duty of care.

Trident Realty
Land Office
IDCO Angul

29-07-2022

29-07-2022

GLOBAL SPIRITS LIMITED
New Delhi



- q) That in employing skilled and unskilled labour the Licensee/ Licensees shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said industrial area.
- r) The Licensee/Licensees hereby agrees/agree to bear all charges to be paid to the power supply company for making the power available to the Licensee in terms of these presents and for consumption of the electric power by the Licensee.

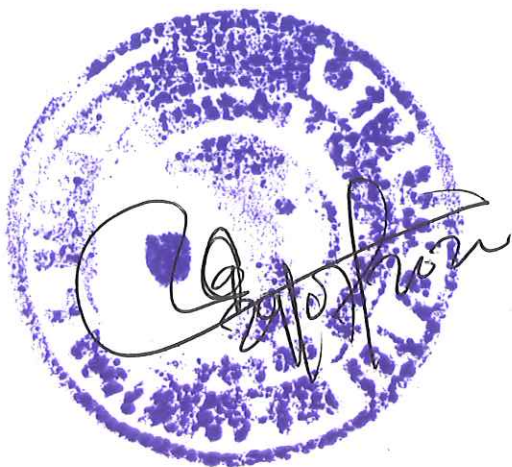
4. That the Licenser hereby agrees to observe and perform the stipulations following that is to say:

- a) The Licenser shall not be liable to the Licensee, its Directors, officers, employees, servants, agents, invitees, visitors, customers or any other person using or at any time being upon the Licensed Premises or any personal injury, damage, loss or inconvenience howsoever or whatsoever caused to them or to any goods or chattels brought by any person upon the Licensed Premises it being the intention of and agreed to between the Parties that the Licensee and other persons using the Licensed Premises shall use the same solely at the risk of the Licensee, provided that, such injury, damage, loss or inconvenience is not caused by the negligence of the Licenser, its employees or agents.
- b) The Licenser further agrees that as soon as the Divisional Head / Land Officer / authorized officer of IDCO certifies on the completion of factory building and on commencement of commercial production in accordance with the terms hereof and if the Licensee/Licensees shall have observed all the stipulations and conditions hereinbefore contained, the



[Signature]

Trident Indus
Land Officer
29-07-2022-IDCO Angut



Licensor will grant and the Licensee / Licensees will accept a lease (which shall be executed by the parties in duplicate) of the said land and the factory building erected thereon for the term of **90** (ninety) years of lease period from the date of handing over possession.

- c) The Lease shall be prepared in duplicate in accordance with form of Lease set out in the schedule hereunder-written with such modification and conditions there to as may be agreed upon and all costs, charges and expenses of and incidental to the execution of Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee/Licensees alone.

5. Termination, post-termination obligations

Either Party ("non defaulting party") shall be entitled to terminate this Agreement in the event of the other party ("defaulting party") committing a material breach of the terms, conditions and covenants contained in this Agreement to be observed and performed by the defaulting party by giving 30 days advance notice in writing and if the defaulting party rectifies the breach and informs the non-defaulting party in writing about the same within the said period of 30 days then the notice will cease to be effective.

However, if the defaulting party is unable to rectify the breach within the period of 30 days, then this Agreement shall, at the option of the non-defaulting party, stand terminated.



Tridev Pathy
Land Officer
29.07.2022
CO Anand



6. Notices

All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be either delivered personally or sent by mail, at the following addresses of the Parties:

- a) To the Licensor at its Registered office mentioned herein,
and
- b) To the Licensee at
 - i. The Licenses Premises and
 - ii. Its registered office

Notice shall be deemed to be given on the seventh business day after such notice is mailed, if sent by registered mail. Any notice shall commence on the day such notice is deemed to be given. A Party may change its address for purposes hereof by notice to the other Party.

7. Force Majeure

Neither Party shall be liable to the other Party for failure to perform its obligations hereunder due to the occurrence of any event beyond the control of such Party and affecting its performance including, without limitation, governmental regulations, orders, administrative requests, rulings or orders, acts of God, war, war-like hostilities, civil commotion, riots, epidemics, or any other similar cause or causes.

8. Governing Law

It is declared and confirmed by the Parties hereto that what is recorded in this Agreement reflects the true intention of the Parties and neither Parties shall contend to the contrary. This

Trendon North
Land Office
29-07-2022
Angul

DeePannayan

GLOBUS SPIN LIMITED
New Delhi



Agreement shall be governed and construed in accordance with the laws of India.

9. Costs for Registration

All costs and expenses for preparation, execution and registration of this agreement / licence shall be borne by the Licensee.

10. Should there be any conflict between the terms contained in this Agreement and the term contained the IDCO Act / IDCO Land Regulations hereunder - written the latter shall prevail.

11. For the purpose of this Agreement to Lease the expression Chairman-cum Managing Director, IDCO shall include the Managing Director / the Land Officer / Divisional Head or any other authorized Officer of the Odisha Industrial Infrastructure Development Corporation (IDCO).

12.

The Managing Director / the Land Officer / Divisional Head or any other authorized Officer of the Odisha Industrial Infrastructure Development Corporation (IDCO) has, for and on behalf of the aforesaid, Odisha Industrial Infrastructure Development Corporation (IDCO) set his hand and affixed the common seal of the Corporation hereto on its behalf and the Licensee/Licensees hath hereunto set his/their hand/affixed the Common Seal of the Company the day and year first above written.

Tridev Pathy
Land Officer
IDCO Angul
29.07-2022

29.07-2022

GLOBAL SPIRITS LIMITED
New Delhi



Q. H. 2011

LAND SCHEDULE

Name of the Village:-			Jamujhara			
Name of the P.S:-			Kamakshyanagar-222			
Name of the Tahasil :-			Kamakshyanagar			
Name of the District:-			Dhenkanal			
Sl No.	Khata No	Plot No	Total Area (In Ac.)	Proposed Area (In Ac.)	Boundary	Kissam
1	110/241	1066 /1227	2.500	2.500	N-Self S-machhia reserve Jungle	Bagayat
2	110/241	1052 /1226 /1379	1.050	1.050	N-Self S-Self	Bagayat
3	110/241	1067	2.000	2.000	N-Self S-Machhia Reserve Jungle	Patita
4	110/241	1066	2.780	2.780	N-Self S-Machhia Reserve Jungle	Taila-1
5	110/241	1063	4.380	4.380	N-Surendra Baral S-Self	Taila-1
6	110/241	1065	0.270	0.270	N-Kasinath Mishra S-Self	Taila-1
7	110/241	1061	1.020	1.020	N-Road S-Banamali Dehury	Taila-1
8	110/241	1066 /1222	5.500	5.500	N-Self S-Machhia Reserve Jungle	Bagayat
9	110/241	1067 /1221	5.500	5.500	N-Self S-Machhia Reserve Jungle	Bagayat
Total:-			Ac 25.00	Ac25.000		

IN WITNESS WHEREOF the parties hereto have respectively signed on the day and year first above written.

Witness:

1. Pradeep Kumar Paudyal
S/o. Late Jagannath Paudyal
B-105, Rajal Eshwari,
Pragati Vihar, Near Dargah Chowk
2. Bhupendra Kumar

Tridev Rath
Shri Tridev Rath,
Additional Land Officer
IDCO Angul Division, Angul.
(Licensor)

Adhar ID NO. 707673108873

Buddhimanta Sahoo
S/o Gokulananda Sahoo
IDCO, Angul Divn
Harkim Poda
Dist - Angul.

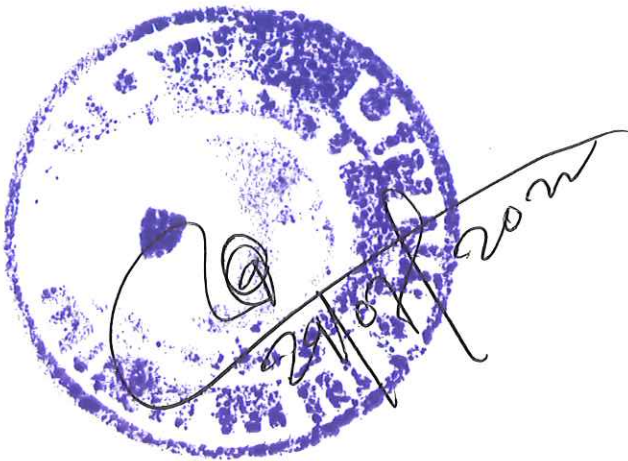
Shri Santosh Kumar Pattanayak
(Company Secretary)
M/s. Globus Spirits Limited.
(Licensee)



Adhar - 219936254830



Proposed by
29/10/22



Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, KAMAKSHYANAGAR

Book Number : 1 || Volume Number : 19

Document Number : 10512200868

For the year : 2022

Seal :

Date: 30/07/2022


Signature of Registering officer
30/07/2022



San

Form No.25

Nil Certificate of Encumbrance On Property

Application No : 2022051001694

Applicant Name : SANTOSH KUMAR PATANAIAK

Certificate No. : EC0512022001566

Owner Name(as per application) : ODISHA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION THROUGH TRIDEV RATH

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	JAMUJHARA-222	110/241	1066	2.78 Acre				
2	JAMUJHARA-222	110/241	1063	4.38 Acre				
3	JAMUJHARA-222	110/241	1066/1227	2.5 Acre				
4	JAMUJHARA-222	110/241	1066/1222	5.5 Acre				
5	JAMUJHARA-222	110/241	1067/1221	5.5 Acre				
6	JAMUJHARA-222	110/241	1065	0.27 Acre				
7	JAMUJHARA-222	110/241	1063/1226/1379	1.05 Acre				
8	JAMUJHARA-222	110/241	1067	2 Acre				
9	JAMUJHARA-222	110/241	1061	1.02 Acre				

Office : KAMAKSHYANAGAR

Date : 28-JUL-2022

Signature of Registering Officer

Digitally signed by SUDARSHAN
Date: 2022.07.28 14:50:40
+0530

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 1 years from 01-JAN-2022 to 28-JUL-2022 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

- (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
 - a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : KAMAKSHYANAGAR

Date 28-JUL-2022


Digitally signed by SUDARSHAN
(A.I.P.U.)
Date: 2022.07.28 14:30:58
+05'30'

Signature of Subordinate Officer


CERTIFICATE FOR POSSESSION OF LAND MADE OVER TO M/S GLOBUS SPIRITS LIMITED ON WHOM BEHALF IT HAS BEEN ALLOTTED

Certified that we have this day, i.e on 29th of day of **July-2022** hand over and taken over the possession of the Direct purchased Pvt. land measuring Ac.25.00 in Village Jamujhara-221 under Kamakshyanagar Tahasil of Dhenkanal District ,which has been allotted vide No.**HO:P&A:LA:E-8090/2021-15495 Dated 21.06.2022** in favour of **M/S Globus Spirits Limited** for the purpose for establishment of (Manufacturing ENA/Ethanol & 4 MW Power Plant) Industries and more fully described in land schedule below to Shri Santosh Kumar Pattanayak ,Company Secretary ,who has been authorized to take over the same on behalf of the Company and Registered vide lease deed no **10512200868**/Dated 29.07.2022.

LAND SCHEDULE

Name of the Village:-			Jamujhara		
Name of the P.S:-			Kamakshyanagar-222		
Name of the Tahasil :-			Kamakshyanagar		
sName of the District:-			Dhenkanal		
Sl No.	Khata No	Plot No	Total Area (In Ac.)	Proposed Area (In Ac.)	Kissam
1	110/241	1066 /1227	2.500	2.500	Bagayat
2	110/241	1052 /1226 /1379	1.050	1.050	Bagayat
3	110/241	1067	2.000	2.000	Patita
4	110/241	1066	2.780	2.780	Taila-1
5	110/241	1063	4.380	4.380	Taila-1
6	110/241	1065	0.270	0.270	Taila-1
7	110/241	1061	1.020	1.020	Taila-l
8	110/241	1066 /1222	5.500	5.500	Bagayat
9	110/241	1067 /1221	5.500	5.500	Bagayat
Total:-			Ac 25.000	Ac 25.000	

Handed Over


(Shri Tridev Rath ORS)
Additional Land Officer
IDCO Angul Division, Angul.

Taken Over


(Shri Santosh Kumar Pattanayak)
(Company Secretary)
M/s. Globus Spirits Limited





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Enrollment No.: 2017/00776/00159

To
Tridev Rath
S/O Brahmananda Rath
PLot No. S.E. 11/1 Satya Nagar Housing Board
Colony
Bhubaneswar Saheednagar
Saheed Nagar Khordha
Orissa 751007
9040670638

30138614



UG: 01386147IN



आपका आधार क्रमांक / Your Aadhaar No. :

9207 2426 8814

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Tridev Rath
Year of Birth : 1992
Male



9207 2426 8814

आधार — आम आदमी का अधिकार

Tridev Rath
Land Officer
IDCO Angul

ଖତିୟାନ

ମୌଜା : ଯାମୁଝରା

ତହସିଲ : କାମାକ୍ଷାନଗର

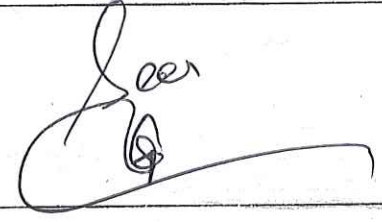
ଥାନା : କାମାକ୍ଷାନଗର

ତହସିଲ ନମ୍ବର : 315

ଥାନା ନମ୍ବର : 222

ଜିଲ୍ଲା : ଡେଙ୍କାନାଳ

ଖତିୟାନର କ୍ରମିକ ନଂ : 110/241

ଜମିଦାରଙ୍କ ନାମ ଓ ଖୋସ୍ତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡ଼ିଶା ସରକାର ଖୋସ୍ତାଟ ନମ୍ବର 1 
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	110/241
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଓଡ଼ିଶା ଇଣ୍ଡଷ୍ଟ୍ରିଆଲ ଇନ୍ ଫ୍ରାଷ୍ଟ୍ରକ୍ଚର ଡେଭଲପମେଣ୍ଟ କର୍ପୋରେସନ ମାର୍ଚ୍ଚିତ ଟ୍ରିବେସ ରଥ ପି:ବ୍ରହ୍ମାନନ୍ଦ ରଥ ବା: IDCO ଅନୁଗୁଳ ଡିଭିଜନ ଜି. ଅନୁଗୁଳ

୩) ସ୍ୱତ୍ୱ	ରୟତି					
୪) ଦେୟ	ଜଳ ନର	ଖଜଣା	ସେସ	ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		28.00	21.00	2.00	51.00	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବାଖଲ ଖାରଜ କେଶ ନଂ 1094/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066/1227 ଏ 2.50, 1052/1226/1379 ଏ 1.05 ହି କୁ ଜମା ଟ 32.00 ପୁରାତନ ଖାତା ନଂ 110/86 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1090/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066 ରକବା ଏ 2.7800 , 1067 ଏ 2.000 ହି କୁ ଜମା ଟ 44.00 ପୁରାତନ ଖାତା ନଂ 110/88 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1091/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1063 ଏ 4.38, 1065 ଏ 0.27, 1061 ଏ 1.02 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/85 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1092/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066/1222 ରକବା ଏ 5.5000 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/84 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1093/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1067/1221 ରକବା ଏ 5.5000 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/83 ରୁ ।
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BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :

ଖଜଣା ଆୟତ୍ତ ତାରିଖ :



Handwritten signature
IDCO ANUGUL

ଖଣ୍ଡସାହର ଜୁମିକ ନଂ : 110/241		ମୌଜା : ଯାମୁଝରା			ଜିଲ୍ଲା : ଡ଼େଙ୍କାନାଳ
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବୀ		
			ଏକର	ଡ଼ି	ହେକ୍ଟର
୭	୮	୯	୧୦	୧୧	୧୨
1066/1227 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2500		1.0117
					ଦା ଖା କେସ ନଂ 1094/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 110/86 ରୁ ।
1052/1226/1379 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ନିଜ	1050		0.4249
					ଦା ଖା କେସ ନଂ 1094/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 110/86 ରୁ ।
1067 ଡୋଟା ଡ଼ଜଳା	ପତିତ	ଭ :- ନିଜ ଦ :- ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2000		0.8094
1066 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ନିଜ ଦ :- ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2780		1.1250
					ଦା ଖା କେସ ନଂ 1090/2022 ତା 02.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 110/88 ରୁ ।
1063 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ପୁର ହୁ ବରାଳ ଦ :- ନିଜ	4380		1.7725
					ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1065 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- କାଶିନାଥ ମିଶ୍ର ଦ :- ନିଜ	0270		0.1093
					ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1061 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ରାସ୍ତା ଦ :- ବନମାଳି ଦ ହୁରୀ	1020		0.4128
					ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1066/1222 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	5500		2.2258
					ଦା ଖା କେସ ନଂ 1092/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 110/84 ରୁ ।
1067/1221 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	5500		2.2258
					ଦା ଖା କେସ ନଂ 1093/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁକ୍ତୟ ସୂତ୍ରେ ଖାତା ନଂ 110/83 ରୁ ।
୨ ପୁର			25000		10.1172

11/07/2022

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

Prasad
11/7/22
Tahasil Office
Kamakhyanagar

[Signature]
11/07/2022
Record Keeper
Kamakhyanagar Tahas

[Signature]
Addl. Tahasil
Kamakhyanagar

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଯାମୁଝରା

ତହସିଲ : କାମାକ୍ଷାନଗର

ଥାନା : କାମାକ୍ଷାନଗର

ତହସିଲ ନମ୍ବର : 315

ଥାନା ନମ୍ବର : 222

ଜିଲ୍ଲା : ଡେଙ୍କାନାଳ

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		110/241				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଓଡ଼ିଶା ଇଣ୍ଡଷ୍ଟ୍ରିଆଲ ଇନ୍ ପ୍ରାଞ୍ଚିକର ଡେଭଲପମେଣ୍ଟ କର୍ପୋରେସନ ମାର୍ଚ୍ଚିତ ତ୍ରିବେଦ ରଥ ପି:ବ୍ରହ୍ମାନନ୍ଦ ରଥ ବା: IDCO ଅନୁଗୁଳ ଡିଭିଜନ ଜି. ଅନୁଗୁଳ				
3) ସ୍ୱତ୍ୱ	ରକ୍ଷିତ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		28.00	21.00	2.00	51.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		<p>ବାଖଲ ଖାରଜ କେଶ ନଂ 1094/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066/1227 ଏ 2.50, 1052/1226/1379 ଏ 1.05 ହି କୁ ଜମା ଟ 32.00 ପୁରାତନ ଖାତା ନଂ 110/86 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1090/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066 ରକବା ଏ 2.7800 , 1067 ଏ 2.000 ହି କୁ ଜମା ଟ 44.00 ପୁରାତନ ଖାତା ନଂ 110/88 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1091/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1063 ଏ 4.38, 1065 ଏ 0.27, 1061 ଏ 1.02 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/85 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1092/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1066/1222 ରକବା ଏ 5.5000 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/84 ରୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1093/2022 ତା 2.07.2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 1067/1221 ରକବା ଏ 5.5000 ହି କୁ ଜମା ଟ 51.00 ପୁରାତନ ଖାତା ନଂ 110/83 ରୁ ।</p>				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 110/241		ମୌଜା : ଯାମୁଝରା				ଜିଲ୍ଲା : ଡେଙ୍କାନାଳ
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମାତ୍ରାବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1066/1227 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2	5000	1.0117	ଦା ଖା କେସ ନଂ 1094/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 110/86 ରୁ ।
1052/1226/1379 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ନିଜ	1	0500	0.4249	ଦା ଖା କେସ ନଂ 1094/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 110/86 ରୁ ।
1067 ଡୋଟା ଡ଼ଜଳା	ପଡିତ	ଭ :- ନିଜ ଦ :- ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2	0000	0.8094	
1066 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ନିଜ ଦ :- ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	2	7800	1.1250	ଦା ଖା କେସ ନଂ 1090/2022 ତା 02.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 110/88 ରୁ ।
1063 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ସୁର ହ୍ର ବରାଳ ଦ :- ନିଜ	4	3800	1.7725	ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1065 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- କାଶିନାଥ ମିଶ୍ର ଦ :- ନିଜ	0	2700	0.1093	ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1061 ଡୋଟା ଡ଼ଜଳା	ଡ଼ଜଳା ଏକ	ଭ :- ରାସ୍ତା ଦ :- ବନମାଳି ଦ ହୁରୀ	1	0200	0.4128	ଦା ଖା କେସ ନଂ 1091/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 100/85 ରୁ ।
1066/1222 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	5	5000	2.2258	ଦା ଖା କେସ ନଂ 1092/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ କ୍ରୟ ସୂତ୍ରେ ଖାତା ନଂ 110/84 ରୁ ।
1067/1221 ଡୋଟାଡ଼ଜଳା	ବଗାୟତ	ଭ : ନିଜ ଦ : ମାଛିଆ ସଂରକ୍ଷିତ ଜଙ୍ଗଲ	5	5000	2.2258	ଦା ଖା କେସ ନଂ 1093/2022 ତା 2.07.2022 ରିଖ ହୁ ମୁ

						କ୍ରମ ସୂଚକ ଖାତା ନଂ
9 plots			25	0000	10.1172	110/83 ରୁ 1

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 28/07/2022 02:04:31 IP :164.100.146.83