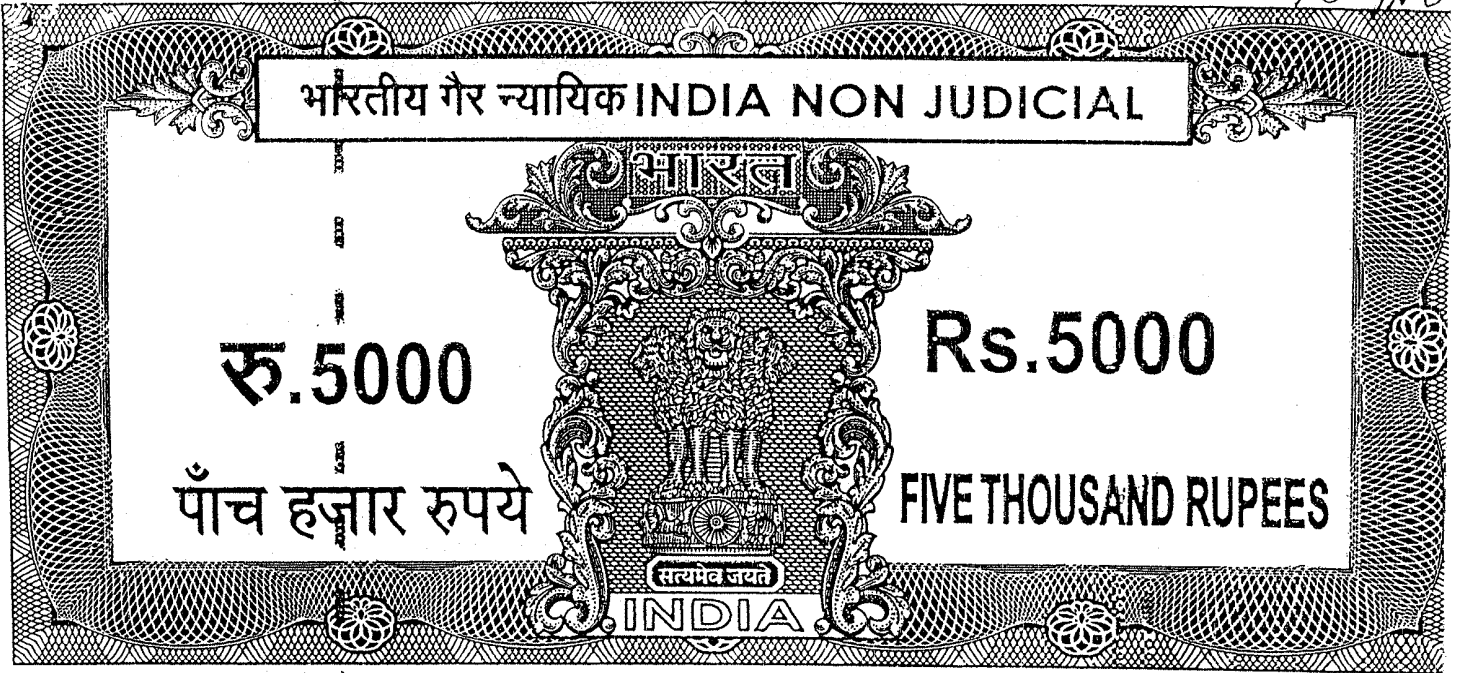


171/2016

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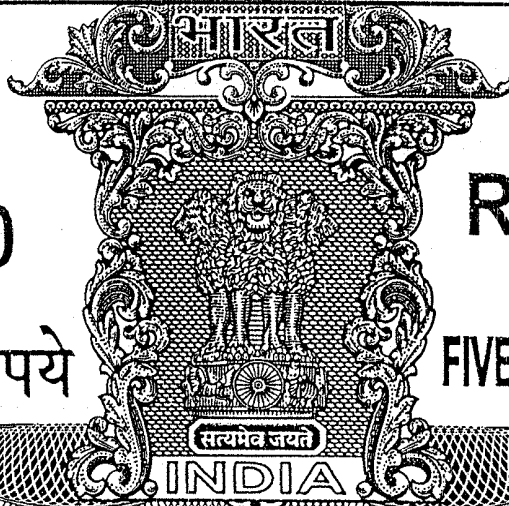
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Mc-26/16

C 623613

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

DEED OF SALE
TRANSFERRED AREA:

[Signature]
Additional Registrar
of Assurances-I, Kolkata

10 (Ten) Decimals Land in R.S. and L.R. Dag No. 645 in Mouza Manikpur, District South 24-Parganas, West Bengal.

THIS DEED OF CONVEYANCE made this 6th day of JANUARY 20 16 JAN 20
Thousand and Sixteen (2016).

BETWEEN

SRIJAN REALTY LIMITED, (PAN : AAHCS 6112 K) a company incorporated under the Companies Act, 1956 having its registered office at 36/1A, Elgin Road, Kolkata 700020, Post Office Elgin Road, Police Station - Bhowanipore, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, residing at 131/9 N.S.C. Bose Road, Kolkata 700040, Post Office and Police Station Tollygunge, hereinafter referred to as the 'VENDOR' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the ONE PART.

AND

SRIJAN REALTY LIMITED

[Signature]
Director / Authorised Signatory

BLUE BELL DRINKS PVT. LTD.

[Signature]
Authorised Signatory

BLUE BELL DRINKS PVT. LTD.

[Signature]
Authorised Signatory

NO-11441/16
MV-3275000

M/S. BLUE BELL DRINKS PRIVATE LIMITED (PAN AA.BCB0128Q), a Company incorporated under the Companies Act, 1956, having its registered office at Hi-Tech Chambers, 84/1B, Topsia Road, (South) 7th Floor, Kolkata - 700 046, Post Office & Police Station - Topsia, represented by its Director Mr. Ananda Majumdar (PAN - AANPM5235E), son of Late Bimal kumar Majumdar, residing at 59, Baje Shibpur Road, Shibpur, Howrah-711102, Post Office & Police Station Shibpur, hereinafter referred to as the 'PURCHASER' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the OTHER PART:

WHEREAS:

A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:

- (a) One Arshad Ali Mistri along with Bhodi Bibi and Rupjan Bibi were jointly, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land measuring 19 decimal comprised in R.S Dag No. 645 situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193 in the District of South 24-Parganas.
- (b) By a Bengali Kobala dated the 13th day of September, 1962 made between the said Arshed Ali Mistri, Bhodi Bibi and Rupjan Bibi therein referred to as the Vendors of the One Part and one Krishnalal Nandlal a Hindu Joint Family Firm therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipore, South 24 Parganas in Book No. 1, Volume No. 101, Pages 67 to 78, Being No. 8548 for the year 1962, the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That above land *inter alia* absolutely and forever more fully and particularly mentioned and described in the Schedule there under written.
- (c) The said Krishnalal Nandlal Hindu Joint Family Firm duly got their name mutated in the L R Record of Rights of the B.L & L.R.O under L.R. Khatian No. 174 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act 1955.

- (d) By a Bengali Kobala dated 21st day of July, 1990 made between the said Krishnalal Nandlal a Hindu Joint Family Firm therein referred to as the Vendor of the First Part and one Swapan Sen therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 265, Pages 86 to 91, Being No. 10803 for the year 1990 the said Vendor therein at or for the consideration mentioned therein planted, transferred conveyed, assigned and assured unto and in favour of the Purchaser therein All That (and measuring 6 (Six) Cottahs and 2 (Two) Chhittaks corresponding to 10.123 decimal be the same a little more or less together with a passage absolutely and forever (more fully and particularly mentioned and described in the Schedule there under written).
- (e) By a Bengali Kobala dated 23rd day of April, 1993 made between the said Swapan Sen therein referred to as the Vendor of the First Part and one Bholā Saha therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar Sonarpur and recorded in Book No I, Volume No, 38, Pages 248 to 251, Being No. 2724 for the year 1993 the said Vendor therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein for the land measuring 6 (Six) Cottahs and 2 (Two) Chittaks corresponding to 10.123 decimal together with a passage absolutely and forever (more fully and particularly mentioned and described in the Schedule there under written).
- (f) By a registered Deed of Conveyance dated 12th October, 2010, registered with the District Sub Registrar -IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 27, Pages 4728 to 4741, Being Deed No. 8021 for the year 2010 the said Bholā Saha sold transferred and conveyed the Land measuring about of 10.123 decimal out of entire 19 decimal in R.S / L.R Dag No. 645 at Mouza Manickpur, J.L. No.77, R.S No.226, Touzi No.95, R.S. Khatian No. 193, L.R. Khatian No.174, Police Station Sonarpur, in the District of South 24-Parganas free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of **Srijan Realty Limited** (the Vendor herein).
- (g) By the above said Purchase the said **Srijan Realty Limited** the Vendor herein became the absolute owner of land admeasuring an area of 10.123 decimal out of entire 19 decimal in R.S / L.R Dag No. 645 at Mouza Manickpur, J.L. No.

77, R.S No. 226, Touzi No. 95, R.S. Khatian No. 193, L.R. Khatian No.174, Police Station Sonarpur, in the District of South 24-Parganas.

- (h) The said **Srijan Realty Limited** duly got its name mutated in the L.R Record of Rights of the B.L & L.R.O under L.R. Khatian No. 1128 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.
- (i) The said **Srijan Realty Limited** (the **Vendor** herein) intend to sale **All That** the piece and parcel of 10 decimal of land out 10.123 Decimals in R.S / L.R Dag No. 645 at Mouza Manikpur, J.L. No. 77, R.S No. 226, Touzi No. 95, R.S. Khatian No. 193, L.R. Khatian No.174, Present L.R. Khatian No. 1128, Police Station Sonarpur, in the District of South 24-Parganas, herein after referred to as the **Said Property** morefully and particularly described in the Schedule hereinafter written.
- (j) Thus, the **Vendor** is fully seized and possessed of and/or otherwise well and sufficiently entitled to the **Said Property**.
- (k) The **Said Property** is free from all encumbrances of every nature and kind.
- (l) The **Said Property** or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (m) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the **Vendor** from selling and/or dealing with the **Said Property**.
- (n) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the **Vendor** from selling and/or dealing with the **Said Property**.

- (o) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor are there any orders of attachment in respect thereof.
 - (p) The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the **Vendor**.
 - (q) No part of the **Said Property** has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
 - (r) The **Vendor** has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
 - (s) The **Vendor** has not done any act or executed any document or papers or know any fact whereby the sale of the **Said Property** by the **Vendor** to the **Purchaser**, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the **Purchaser** may be defeated, delayed or prejudiced in any manner.
 - (t) The **Vendor** does not belong to Schedule Tribe.
 - (u) The **Vendor** has full power and absolute authority to sell and transfer the **Said Property**.
 - (v) The **Vendor** had offered to sell the **Said Property** to the other co-owners but they refused to purchase the same.
- B. Representing the above, the **Vendor** proposed to sell to the **Purchaser** the **Said Property** and relying on the above Representations of the **Vendor** the **Purchaser** is purchasing the **Said Property**
- C. The **Vendor** agreed to sale and the **Purchaser** agreed to purchased the **Said Property** for the consideration of Rs. 32,75,000/- (**Rupees Thirty-Two Lacs and Seventy-Five Thousand**) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of Rs. 32,75,000/- (Rupees Thirty-Two Lacs and Seventy-Five Thousand) only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendor does hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever All That the piece or parcel of land more fully and particularly described in the SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the Said Property or any part thereof now is or was at any time or times hereto was situated butted bounded called known numbered described or distinguished TOGETHER WITH all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto AND all the rents, issues and profits of the Said Property and every part thereof AND all the legal incidents thereof AND all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the Said Property and every part or portion thereof AND all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit AND TO HAVE AND TO HOLD the Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:-

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold

conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the Said Property and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendor;
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the Said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

SCHEDULE

All That the demarcated piece and parcel of land measuring **10 (Ten) Decimal** out of 10.123 decimal of land in R.S / L.R Dag No. **645** be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, R.S. Khatian No. 193, L.R. Khatian No.174, Present L.R. Khatian No. **1128**, Police Station Sonarpur, in the District of South 24 Parganas, A Map demarcated by **RED** border showing the part and portion of the said land is annexed herewith and which is bounded in the following manner :-

ON THE NORTH :By R. S. Dag No. 646;
ON THE EAST :By R. S. Dag No. 644;
ON THE SOUTH :By R. S. Dag No. 645/688;
ON THE WEST :By R. S. Dag No. 645(P).

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the
VENDOR at Kolkata in the presence of:

1. Amit Kr. Das
3, British India Street
Kolkata - 700069

2. Jayprakash Agarwal

SRIJAN REALTY LIMITED

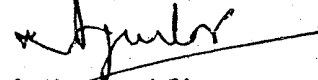

Director / Authorised Signatory

EXECUTED AND DELIVERED by the
PURCHASER at Kolkata in the presence
of:

1. Amit Kr. Das

2. Jayprakash Agarwal

BLUE BELL DRINKS PVT. LTD.


Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 32,75,000/- (Rupees Thirty-Two Lacs and Seventy-Five Thousand) only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

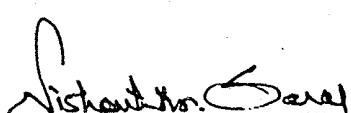
06/01/2016 983566 OBC 32,75,000/-
Ganesh Branch
Kolkata

WITNESSES:

1. Amit Kr. Das
2. Jayprakash Banerjee

SRIJAN REALTY LIMITED


Director / Authorised Signatory

Drafted by me:  Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

①
SITE PLAN OF PORTION OF LAND
IN RS DAG NO-645
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)

SRIJAN REALTY LIMITED

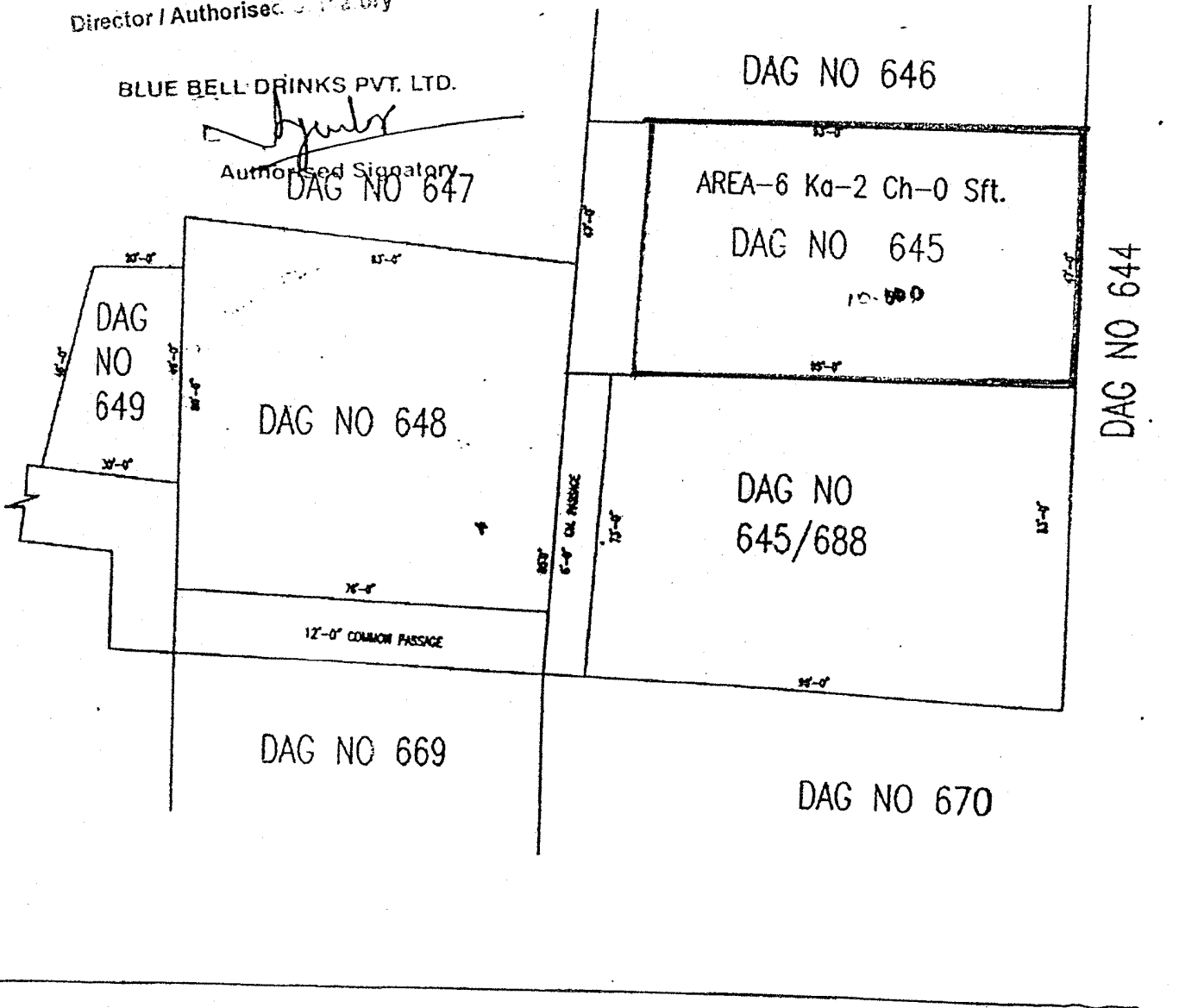
REFE. SHOWING THE LAND FOR SALE
SHOWN IN RED BORDER



[Signature]
Director / Authorised Signatory

BLUE BELL DRINKS PVT. LTD.

[Signature]
Authorised Signatory
DAG NO 647



[Signature] For SRIJAN REALTY LIMITED

SPECIMEN FORM FOR TEN FINGERPRINTS



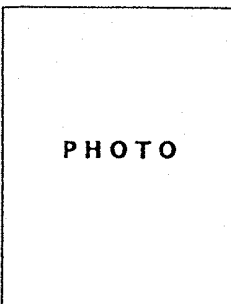
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Hyder



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Red Amun



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000011441/2016

I. Signature of the Person(s) admitting the Execution at Private Residence

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Seller [SRIJAN REALTY LIMITED]		067 	SRIJAN REALTY LIMITED Signature with date 06/01/2016 Director / Authorised Signatory
2	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [M/S. BLUE BELL DRINKS PRIVATE LIMITED]		066 	BLUE BELL DRINKS PVT. LTD. Signature with date 06/01/2016 Authorised Signatory
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, Rabindra Sarani, P.O:- Liluah, P.S:- Bally, Howrah, District:- Howrah, West Bengal, India, PIN - 71102	Mr Prakash Bhimrajka, Mr Ananda Majumdar		Jay Prakash Agarwal Signature with date 06/01/2016	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Query No:-19010000011441/2016, 06/01/2016 11:53:41 AM KOLKATA (A.R.A. - I)

Page 3 of 3

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-002885781-1

Payment Mode Online Payment

GRN Date: 06/01/2016 13:42:04

Bank : State Bank of India

BRN : CK82909659

BRN Date: 06/01/2016 13:51:42

DEPOSITOR'S DETAILS

Id No. : 19010000011441/1/2016
[Query No./Query Year]

Name : Nishant Kr. Saraf

Contact No. : 22623384

Mobile No. : +91 9830235574

E-mail : nishantsaraf1976@gmail.com

Address : 8 Old Post Office Street
2nd fl Kolkata 1

Applicant Name : Mr SANTOSH ROUT

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale; Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000011441/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	36112
2	19010000011441/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	191520

Total

In Words : Rupees Two Lakh Twenty Seven Thousand Six Hundred Thirty Two only

227632

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SRIJAN REALTY LIMITED 36/1A, Elgin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCS6112K,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 8515 to 8545

being No 190100154 for the year 2016.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.01.11 17:25:50 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 11/01/2016 17:25:49
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)