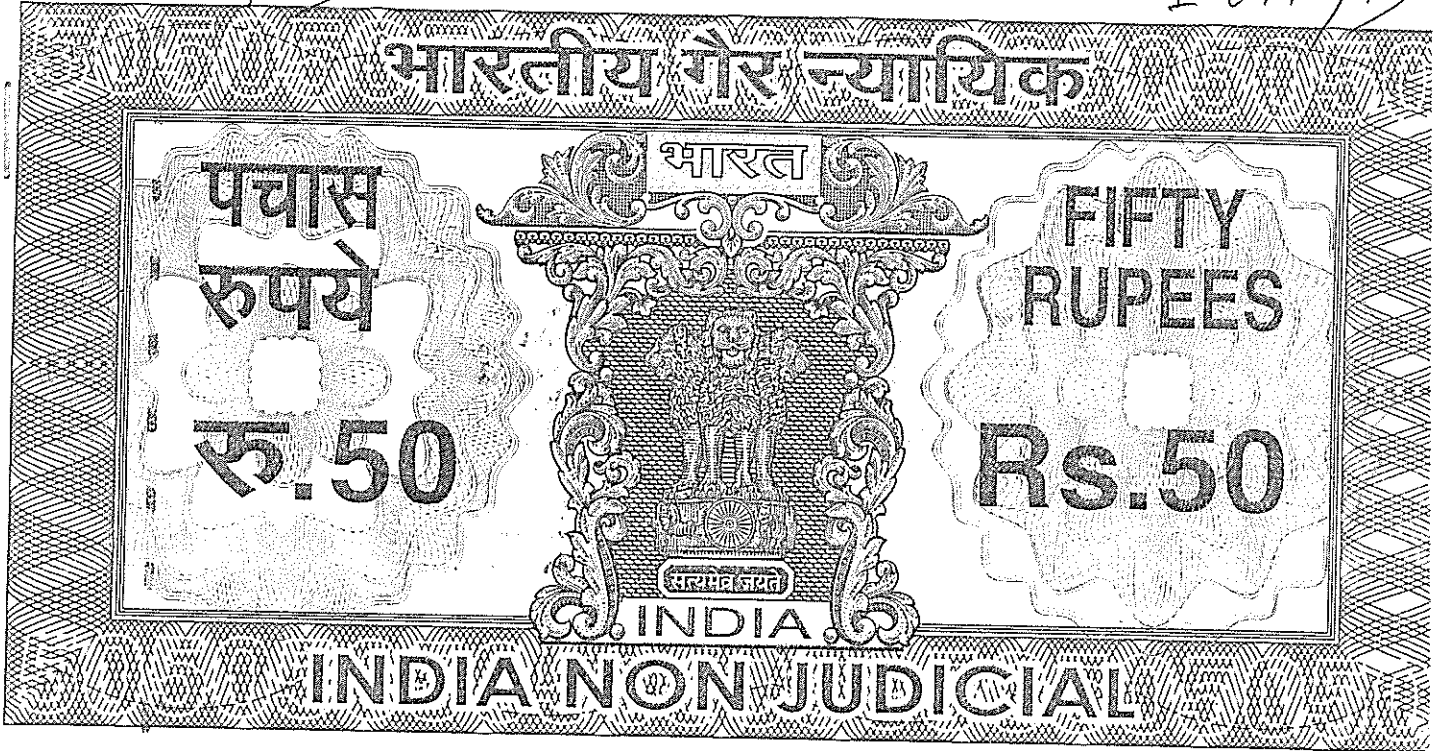


4077

I-6440713



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 464512

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 508  
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 1325/17

provided that the document is submitted  
 a registration, the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

Notary Public  
 West Bengal  
 Commissioned on 11.05.2013

05 AUG 2013

13 MAY 2013

This deed of INDEMNITY BOND is made and executed on this  
 the 13<sup>th</sup> day of May, Two Thousand & Thirteen, by and between  
 the Indemnifier(s) and Indemnified(s) named herein below:

**PARTICULARS OF THE INDEMNIFIER(S):**

M/S.CHHIKARA BROTHERS (PAN NO:- AACFC4100H), a  
 partnership firm duly registered under the provisions of the Indian  
 Partnership Act, 1932, having its office inter alia at No. 747 Shivaji  
 Colony, Rohtak, Haryana, represented by its present partners (i) SRI

12083 26 APR 2013

No.	KANODIA & CO
Sold to	Subscribers & Advisors
Address	6, Old Post Office Street
PS.	Kolkata - 700 001
A. BANERJEE	
L.S. VENDOR I.O.S.	
HIGH COURT, KOLKATA-700 001	

*Arunkumar*  
1690

FOR ARROWLEAF ENCLAVE PRIVATE LIMITED

*Arunkumar*  
Director / Authorised Signatory



*Arunkumar*  
1691  
M/S CHHIKARA BROS

*Arunkumar*  
Partner

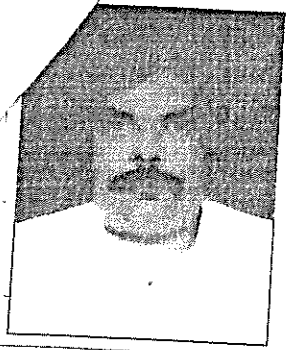
*Arunkumar*  
1692  
M/S CHHIKARA BROTHERS

*Arunkumar*  
Partner

~~Stamp~~  
13 MAY 2013

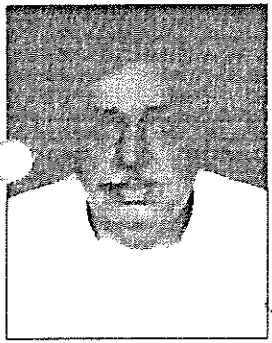
Biswajit Halder,  
S/o Sri Ranjit Kr. Halder,  
50, Suburban School Road,  
Kal.-25, Service.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



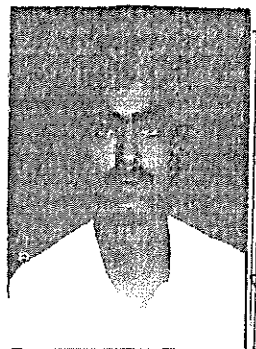
*Ref*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



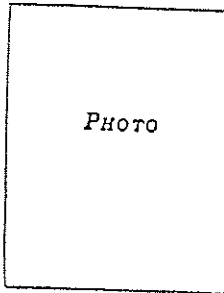
*Wendell*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

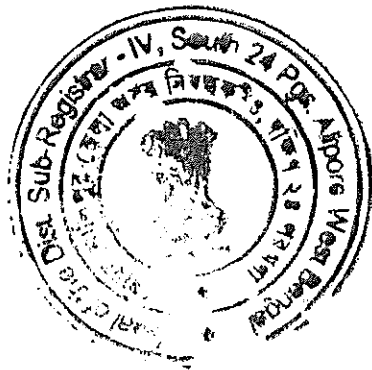


*Samuel*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sub-Registrar  
In Person, Andore  
District West Bengal

13 MAY 2013



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 06440 of 2013  
(Serial No. 04077 of 2013 and Query No. 1604L000008536 of 2013)

**On 13/05/2013**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18.20 hrs on :13/05/2013, at the Private residence by Arun Kr Kedia ,Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 13/05/2013 by

1. Rajinder Singh  
Partner, M/s Chhikara Brothers Pan. Aacfc4100h, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
2. Surender Singh  
Partner, M/s Chhikara Brothers Pan. Aacfc4100h, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
3. Arun Kr Kedia  
Director, Arrowleaf Enclave Pvt. Ltd. Pan. Aakca7537k, 2b, Dr. Shyama Das Row, Thana:-Bullygunge,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business

Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata,  
WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**On 15/05/2013**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,00,000/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**On 05/08/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 34 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV





Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

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Endorsement For Deed Number : I - 06440 of 2013  
(Serial No. 04077 of 2013 and Query No. 1604L000008536 of 2013)

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Amount By Cash

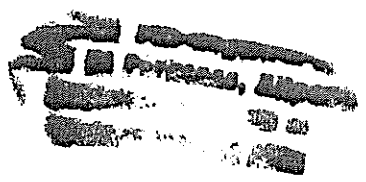
Rs. 39.00/-, on 05/08/2013

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2013 )

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV





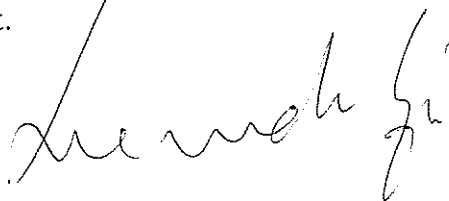
RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata – 700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi.

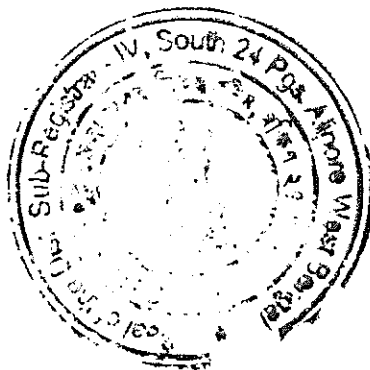
**PARTICULARS OF THE INDEMNIFIED(S):**

**ARROWLEAF ENCLAVE PRIVATE LIMITED (PAN NO. AAKCA7537K)**, a company duly incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata -700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025.

**INDEMNITY TO COVER THE SUBJECT LAND:**

ALL THAT the piece and parcel of land measuring and/or containing 03 (Three) Decimal be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 245 held and owned by the Vendor vide L. R. Khatian No. 435, lying and situate within Mouza Raghobpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian Nos. 5, R. S. Dag No. 233, within the jurisdiction of the Poleghat Gram Panchayet.





Sub-Registrar, Alipore  
West Bengal  
3 MAY 2013

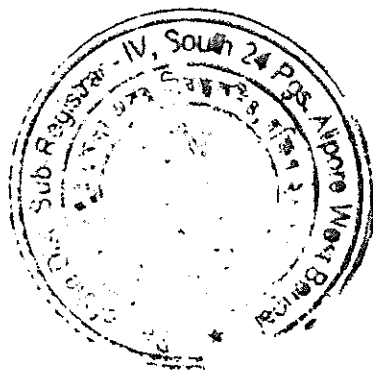
ARISING OUT OF AND RELATING TO SALE OF THE PROPERTY MENTIONED AS SUBJECT LAND MENTIONED ABOVE WHICH HAS BEEN SOLD BY THE INDEMNIFIER(S) VIDE BELOW MENTIONED DEED OF CONVEYANCE EXECUTED BY THE INDEMNIFIER(S) IN FAVOUR OF THE INDEMNIFIED(S):

Deed of Conveyance dated 13<sup>th</sup> May, 2013 registered at the office of the D. S. R. IV Alipore, South 24 Parganas in Book No. I, CD Volume No. 33 at Pages from 74 to 97 Being No. 06288 for the year 2013.

#### INDEMNITY

1. That the indemnifier(s) record and confirm to have sold conveyed and transferred by the above mentioned Deed of Conveyance to the indemnified(s), ALL THAT the piece and parcel of land mentioned above under the heading Subject Land after receipt of the full amount of consideration from the Indemnified(s) and that no amount is due or payable by the indemnified(s) as purchasers therein and also further that the Indemnifier(s) have put the Indemnified(s) in actual physical vacant peaceful possession free from occupants trespassers licensees tenants etc. .
2. That the indemnifiers or either of them have not entered into any other Agreement of any nature whatsoever with any one else in respect of the said land except the Memorandum of

*Le moh gi*

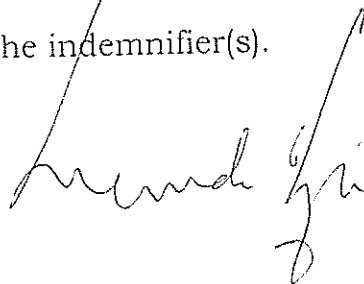


*[Signature]*  
Registrar of Companies, Alipore  
West Bengal

13 MAY 2013

Understanding dated 2<sup>nd</sup> February, 2012 entered with Ananta Dealtrade Pvt. Ltd., in terms of which the subject land has been sold and conveyed.

3. That there is neither Bargadar nor Dakhaldar on the subject land and that the indemnifier(s) have not mortgaged or encumbered the subject land and no notice of Acquisition or Requisition from any competent authority has been received by the indemnifier(s) and also that the subject land is in no way adversely affected by the provisions of the West Bengal Land & Land Reforms Act and there is not impediment on sale of the subject land to the Indemnified(s).
4. That the indemnified(s) shall be entitled to apply for and obtain mutation of their names with the concerned authorities and the indemnifier(s) hereby formally consent thereto and assure that they will not at any point of time object to such mutation being granted to the indemnified(s) as purchasers of the subject land.
5. The indemnifier(s) hereby undertake to keep the Indemnified(s) named above, fully and adequately indemnified against all third party claims and actions arising out of any sort of act or omission and/or in respect of any encumbrance or other actions against the indemnified caused by or due to any defaults on the part of the indemnifier(s).





~~Sub-Registrar, Alipore West, Bangalore~~  
~~ಅಧಿಕಾರಿ, ಅಲಿಪುರೇ ವೆಸ್ಟ್, ಬೆಂಗಳೂರು~~

13 MAY 2013

6. The indemnifier(s) assure and undertake that they will sign and deliver all papers, if required, for further making and/or perfecting the clear and marketable title of the Indemnified(s) pursuant to the aforesaid deed of conveyance.

M/S CHHIKARA BROTHERS

*[Signature]*  
Partner

M/S CHHIKARA BROTHERS

*[Signature]*  
Partner

SIGNED BY THE INDEMNIFIER(S).

FOR - ROWLEAF ENCLAVE PRIVATE LIMITED

*[Signature]*  
Director / Authorised Signatory

SIGNED BY THE INDEMNIFIED(S).

Witnesses:

1. Biswajit Halder,  
50, Suburban School Road,  
Kolkata - 700025.

2. Anand Kumar Khastu  
88/SA Block-E  
New Alipore  
11-53



~~...~~  
District Sub-Registrar, Alipore  
Circular No. 1 (A) of  
Registration Act 1908

13 MAY 2013



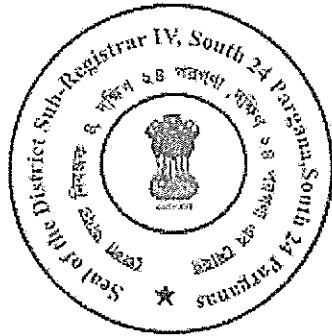
1


2

3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 33  
Page from 1839 to 1848  
being No 06440 for the year 2013.



  
(Ashoke Kumar Biswas) 05-August-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal