



**DEED OF CONVEYANCE**

**(The Property Valued at Rs. 7,00,000/-)**

THIS DEED OF CONVEYANCE is made on this the 12<sup>th</sup> day of October in the year Two Thousand and Twelve (2012) of the Christian Era.

**BETWEEN**

SMT. RITA BHOWMICK, wife of Late Aloke Bhowmik, holder of P.A.N.-AZQPB 1766K by faith-Christianity, by occupation- House Wife, residing at "SANTU NIYASH", Oxford Mission, 81, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700 008, District-24 Parganas (South), hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include her heir, successor, executors, administrator, agent and assign etc) of the **ONE PART**.

— NORTECH PRINTER —

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Autonamed 2012

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24 SEP 1996

*Bernard*



651936

ROOTECH PROPERTY LTD. LTD.

PRAACHI HOUSING PVT. LTD.

ABAN NIRMAN PVT. LTD

MEMORY ESTATE PVT. LTD

AARON PROMOTERS PVT. LTD

 (KRISHNA MODI)

Deepest Respected Signatory



100

Rita Schomick

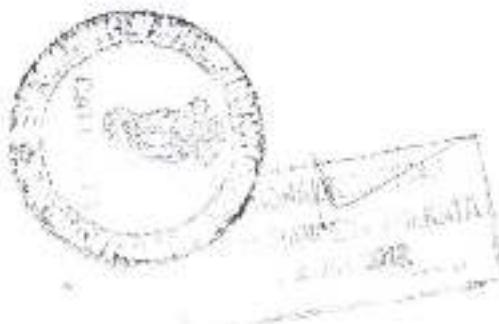
IDENTIFIED BY ME:-

Am. Water Power Rev.

57-2000-Sub-National-5

#### Subject Review

1960/ M.B Road, Kolhapur 410 003  
Pan. Maharashtra.



*[Signature]*

## AND

1) "M/S NORTECH PROPERTY PVT. LTD." holder of P.A.N.-AACCN 0602N, 2) "M/S PRACHI HOUSING PVT. LTD." holder of P.A.N.-AADCP 5435G, 3) "M/S LAGAN NIRMAN PVT. LTD.", holder of P.A.N.-AABCL 0633N, 4) "M/S MEMORY ESTATES PVT. LTD." holder of P.A.N.-AAECM 1852B, 5) "M/S BARON PROMOTERS PVT. LTD." holder of P.A.N.-AACCB 7602C, all companies are incorporated under the provisions of the Companies Act, 1956, having their office at 6C, Elgin Road, Oriental House, 4<sup>th</sup> Floor, Kolkata- 700020, being represented by their Authorised Signatory, SHRI KRISHNA MODI, son of Deokinanda Modi, hereinafter called and referred to as the "PURCHASERS", [which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc] of the OTHER PART.

WHEREAS one SHRI AMULYA CHARAN PATRA, SMT. BIDYUT LATA MAHATO @ MAHATAP, SMT. TARIT LATA BHOWMIK, SMT. NERAI @ NERASH LATA SINGHA and SMT. BIJALI PRABHA SINGHA were the original owners, occupiers and possessors by virtue of recorded their names in the R.O.R. of Revisional Settlement in respect of their land measuring more or less 73 Decimal i.e. 44Kallah 02Chittaks 29Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Behala, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Bag no-16, District-24 Parganas (South).

WHEREAS while the said SHRI AMULYA CHARAN PATRA, SMT. BIDYUT LATA MAHATO @ MAHATAP, SMT. TARIT LATA BHOWMIK, SMT. NERAI @ NERASH LATA SINGHA and SMT. BIJALI PRABHA SINGHA were jointly in possession of the said land measuring more or less 73 Decimal i.e. 44Kallah 02Chittaks.

NORTECH PROPERTY PVT. LTD.

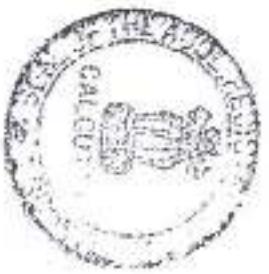


NORTECH INGENIERIA S.A.S.

  
Authorized Person

29Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Dag no-16, District-24 Parganas (South) made a scheme of amicable partition of entire land among them and demarcated their share of 3 Ana 4 Gonda i.e. 1/5<sup>th</sup> share therein which was equivalent to more or less 8Kattah 13Chittaks 15Sqft.

**AND WHEREAS** while the said **SMT. TARIT LATA BHOWMIK**, wife of Prafulla Bhowmik had been enjoying the right, title, interest and possession in respect of her demarcated share of 3 Ana 4 Gonda i.e. 1/5<sup>th</sup> share of 73 Decimal i.e. 14.6 Decimal i.e. more or less 8Kattah 13Chittaks 15Sqft, died on 29/05/1967 and leaving intestate behind her one son namely **ALOK BHOWMIK**, and three daughters namely **JUTHIKA BHOWMIK**, **LATIKA SEN**, **BITHIKA SARKAR**, as her only legal heirs and successors. During the L.R. Record, **ALOK BHOWMIK**, son of said deceased Tarit Lata Bhowmik, had been recorded his name in R.O.R of L.R. Khatian Number-122 in respect of 4Decimal i.e. more or less 2Kattah 6Chittaks 32Sqft of land, **JUTHIKA BHOWMIK**, daughter of said deceased Tarit Lata Bhowmik, had been recorded her name in R.O.R of L.R. Khatian Number-1050 in respect of 3Decimal i.e. more or less 1Kattah 13Chittaks 28sqft of land, **LATIKA SEN**, daughter of said deceased Tarit Lata Bhowmik had been recorded her name in R.O.R of L.R. Khatian Number-1146 in respect of 4Decimal i.e. more or less 2Kattah 6Chittaks 328sqft of land and **BITHIKA SARKAR**, daughter of said deceased Tarit Lata Bhowmik had been recorded her name in R.O.R of L.R. Khatian Number-858 in respect of 3Decimal i.e. more or less 1Kattah 13Chittaks 28sqft of land. Her husband <sup>2403</sup>namely **PRAFULLA BHOWMIK** died during her life time.



NORTECH PROPERTY FURNITURE  
*D*  
Authorized

**AND FURTHER WHEREAS** while the said **ALOK BHOWMIK** had been enjoying the right, title, interest and possession in respect of his undivided share of 4 Decimal, died on 31/12/1998 and leaving intestate behind his wife namely **RITA BHOWMIK**, the Vendor herein.

**AND FURTHER WHEREAS** while the said **JUTHIKA BHOWMIK** had been enjoying the right, title, interest and possession in respect of her undivided share of 3 Decimal, died in unmarried stage on 02/05/2008 and leaving intestate behind his co-sharers namely **RITA BHOWMIK**, the Vendor herein, **LATIKA SEN** and **BITHIKA SARKAR** and each of them again inherited 1 Decimal of undivided land from the share of said Juthika Bhowmik, since deceased.

**AND FURTHER WHEREAS** thus the said **RITA BHOWMIK** became the absolute owner by virtue of inheritance in respect of  $4+1=5$  Decimal i.e. more or less 3Kattah 0Chittak 18Sqft of undivided land in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Behala, R.S. No-334, Touzi No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Dag no-16, corresponding to L.R. Dag Number-25 under L.R. Khatian Number-122 & 1050 District-24 Parganas (South).

**The Vendor** being in financial requirement has decided to sell out and transfer the demarcated schedule property measuring more or less **measuring more or less 03 Kattahs 18 Sqft** of undivided land appertaining to R.S. Dag No. 16 under R.S Khatian no. 174 in Mouza- Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31, and thus Purchaser has agreed to purchase the same hereinafter called the said land at a price of **Rs.7,00,000/- (Rupees Seven Lakhs only)** which is free from all encumbrances, charges,

NORTECH PROPERTY

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Autograph



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NORTECH PROPERTY PRIVATE LIMITED  
100-101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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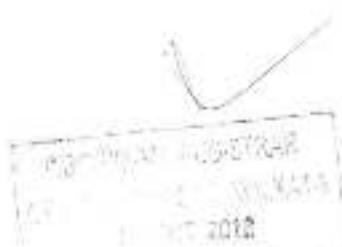
mortgages, disputes, lis pendentes, acquisitions, requisitions, alignments.

AND WHEREAS the Vendor has assured and represented unto the purchaser as follows:

- 1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lis pendentes, acquisition, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of her undivided land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lis pendentes.
- 5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

NORTECH PROJECTS LTD.

  
Authorized Signatory



NORTECH PROPERTY WORKS

A handwritten signature or initials placed over the company name.

447-1045 5th Avenue

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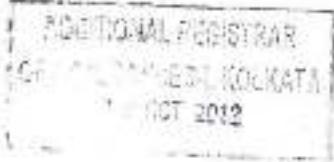
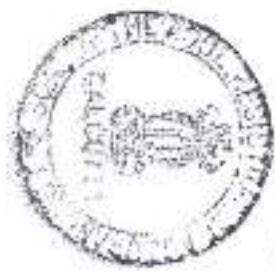
6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the schedule property is **Bastu** in nature.

**AND WHEREAS** relying on the said assurances and representation of the Vendor and believing the same to be correct and true, after searching all the courts of Law, Registration offices, all Government offices and also examining all the original and certified copy of deeds, and being fully satisfied in all respect whatsoever and having no other queries from the vendor, the Purchaser has agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor herein and has conveyance thereof.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs.7,00,000/- (Rupees Seven Lakhs only)** paid by the Purchaser to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge).

**The Vendor** hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "**SCHEDULE PROPERTY**" **TOGETHER WITH** all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises AND all other benefits and rights



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appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lis pendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

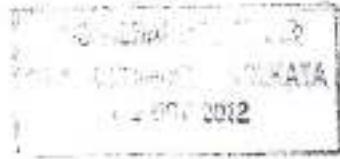
- I) The right, title and interest in the land of the said premises which the Vendor doth hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- II) After purchasing the said land, the Purchaser shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchaser shall have the right to mutate its name in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

- III) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and her

NORTECH PROPERTY



Authorised by



NORTON PARK

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PARK

predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

**IV)** The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

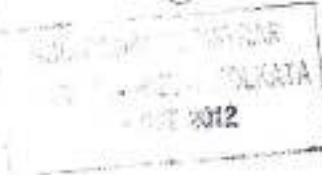
**V)** The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

**VI)** That the purchaser having fully satisfied regarding the vendor right, title, interest, possession of the said land, has agreed to purchase the said property at their own risks and responsibilities whatsoever, the vendor in such a manner hereby sell, transfer and convey her said property to the purchaser.

**VII)**. That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendor at the cost and request of the purchaser shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchaser.

NORTECH PROPERTY LTD.

Authorised Signatory



NORTECH PROPERTY HOLDING

*J.W.*  
Authorized Person

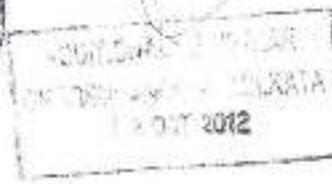
## SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 5 Decimal i.e. 03 Kattha 18 Sq.ft together with a tile shed structure of 100sqft situated within Mouza **Ramchandrapur**, Pargana- Magura, appertaining to **L.R. Dag no- 25** under L.R. Khatian no-122 & 1050, corresponding to **R.S. Dag No. 16** under R.S. Khatian no. 174, Touzi no- 416B1, J.L. No. 31, R.S. No- 324, Police Station- Haridevpur, District- 24 Pargana (S), under **Joka-I Gram Panchayet** together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto.

NORTECH PROPERTY PRIVATE LTD.



Authorized Signatory



*[Handwritten signature]*  
Anuradha

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1. Shondal Rina Mondal  
P.S. Subseptuary  
Bill Lakhinpara
  2. Monesh Biswas ..... Rita Bhattacharya  
180/2/5 M.B. Road  
P.O. Haridevpur  
Kol. Escolta
- ..... Rita Bhattacharya  
**SIGNATURE OF VENDOR**

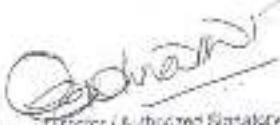
NORTECH PROPERTY PVT. LTD

PRAACHI HOUSING PVT. LTD

AGAN NIRMAN PVT. LTD

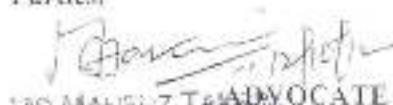
MEMORY ESTATE PVT. LTD

AARON PROMOTERS PVT. LTD



.....  
**SIGNATURE OF PURCHASERS**

Drafted by me as per information  
And instruction furnished by the  
Parties,



MD MAHIPUZ TAKI ADVOCATE

T. K. SRI. M. A. (Doubtful) M.A. II. S.C. V.R.  
Advocate & Notary Public  
Mr. Law Office  
JOHN GROUP  
200001 - 11, B.B.D. Bagh, Kolkata - 700011



NORTECH PROPERTY PVT. LTD  
MURIDIYAT ROAD  
KOLKATA - 700011  
MOBILE: 98333 22222



NOHOO



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**MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.7,00,000/- (Rupees Seven Lakhs only) being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Banker's Cheque vide No-163691 dated 11/10/12 issued by HDFC Bank, Central Plaza Branch.	RITA BHOWMICK	Rs.7,00,000/-
TOTAL=			Rs.7,00,000/-

TOTAL RUPEES SEVEN LAKHS ONLY.

WITNESSES:

1. Renuka Rita Mondal  
P.O - Purba Patia  
Vill - Lakshmi para  
Kol - 93

2. Pranab Biswas  
180/2/5 M.G.Road  
P.O - Haldiupore  
Kol - 700082

Rita Bhowmick  
SIGNATURE OF VENDOR

NORTECH PROPERTY CONSULTANT

  
 Authorised Signatory



NORTECH INC.

A handwritten signature in blue ink, appearing to read "S".

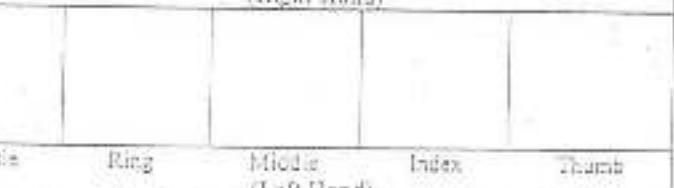
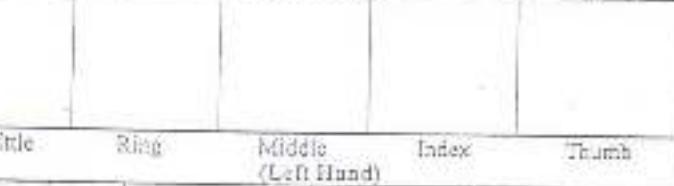
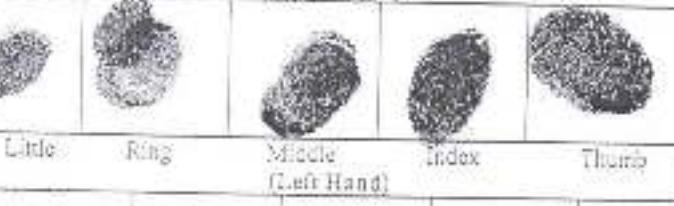
Authorized Signature

Photo & Signatures  
of the Executive(s)  
/Presenting

SPECIMEN FOR TEN FINGERPRINTS



R.D. Rice, M.A.



NORTech PROPERTY

AUGUST 2000



NORTECH PROJECTIONS INC.

  
Authorized Signatory

Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : 1-09656 of 2012  
(Serial No. D8766 of 2012)

On

Payment of Fees:

On 12/10/2012

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

Presented for registration at 18.40 hrs. on 12/10/2012, at the Private residence by Krishna Mod  
Claimant.

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

Execution is admitted on 12/10/2012 by

1. Rita Bhownick, wife of Lt. Aloke Bhownick , 81, Diamond Harbour Road, Kolkata,  
Thana-Trakurpukur, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin : 700008 By  
Caste:Hindu By Profession: House wife

2. Krishita Modi  
Authorised Signatory, M/ S. NorTech Property Pvt. Ltd. 6 C, Elgin Road(Lala Lajpat Rai Sarani),  
Kolkata, Thana-Bhowanipore P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin  
-700020.

Authorised Signatory, Mr S. Prachi Housing Pvt. Ltd , 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata-  
Thana-Bhowanipore, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorised Signatory, M/ S. Lagan Nirman Pvt. Ltd. 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata-  
Thana-Bhowanipore, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin : 700020.

Authorised Signatory, M/S. Memory Estates Pvt. Ltd. 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata-  
Thana-Bhowanipore, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

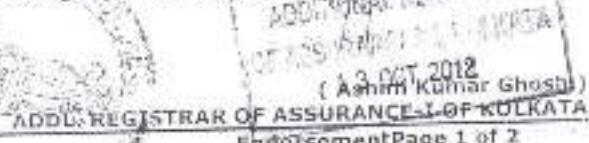
Authorised Signatory, M/ S. Baron Promoters Pvt. Ltd. 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata-  
Thana-Bhowanipore, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin -700020.  
By Profession : Business

Identified By Tapan Biswas, son of Lt. Niranjan Biswas, 1860/1, Mahatma Gandhi Rd, Kolkata,  
Thana-Trakurpukur, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin -700082 By  
Caste:Hindu By Profession: Retired Person

( Ashim Kumar Ghosh )  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 13/10/2012

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



13/10/2012 13:33:00

NORTECH PROPERTY PRIVATE LTD

Authorized Signatory

Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District-Kolkata

Endorsement For Deed Number : I - 09656 of 2012  
(Serial No. 08766 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.  
Article number 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash:

Rs. 2,00/- on 13/10/2012

Amount by Draft:

Rs. 15393/- is paid by the draft number: 613054, Draft Date: 13/10/2012, Bank Name: State Bank of India, LA MARTINERIE, received on 13/10/2012

(Under Article A(1) = 1530/-, E = 14/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 13/10/2012.)

**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. 13,91,250/-.

Certified that the required stamp duty of this document is Rs. - 69582/- and the stamp duty paid as impressive Rs. 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 69582/- is paid 613054 on 13/10/2012 State Bank of India, LA MARTINERIE, received on 13/10/2012

(Ashim Kumar Ghosh)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR  
OF ASSURANCE-I, KOLKATA  
13 OCT 2012

13/10/2012 13:33:00

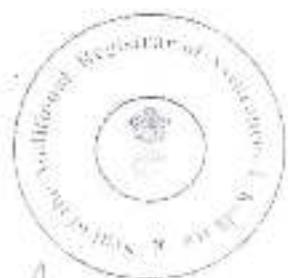
( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Endorsement Page 2 of 2

NORTON PROPERTY PRIVATE LIMITED  
*[Signature]*

Autodesk Drawing

Contents of Registration under section 60 and Rule 6A

Registered in Book -1  
G.O. Volume number 20  
Page from 4257 to 4252  
Serial No. 02658 for the year 2012.



(Ashok Kumar Ghosh) 19-October-2012  
ACOL ADMINISTRATION OF ASSURANCE-OF-VALUATION  
CIN: U74999WB1962PTC000001  
First issued:

NOSTECH PROPERTY PRIVATE LIMITED

A handwritten signature in black ink, appearing to read "Ashok Kumar Ghosh".

19-10-2012