

263/22

I-473/2022.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 978591

০৭.০৭.২২  
 A-622342  
 19-11-22

Here I am signed  
 (Signature)



Visit Commission Case No. 40/22

**DEED OF GIFT**

=====  
 THIS INDENTURE IS MADE ON THIS THE 7th DAY OF  
 JANUARY, 2022 (TWO THOUSAND AND TWENTY TWO)

Contd....P/2

Certified that the Document is admitted to  
 Registration and the Signature Sheet and  
 the Encorsement Sheet attached to this  
 Document are part of this Document

(Signature)

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

14 JAN 2022

(Signature)



0001

SI. NO. 28133 Date 31.12.2021

PURCHASER. Pushpa Devi Agarwal

Full Address. Patna

Total Value. 1000/-



Stamp Purchased from JPG Treasury-1

STAMP VENDOR  
JAYA RANI DAS  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri

Heeri Khan Agarwal



L6

Heeri Khan Agarwal



Dist. Sub-Registrar  
Bhakti Nagar, Jalpaiguri

07 JAN 2022

Shetan Garg  
to Ram Chander Agarwal  
ri Ram Colony,  
ear LIC Building,  
evoke Road,  
iliguri - 01, Darjeeling (Dist)

*Here I am Aggarwal*

B E T W E E N

**SRI HARI KISHAN AGARWAL [PAN: ADMPA2299N]** S/o Sri Ghanshyam Das Agarwal; Hindu by religion, Indian by Nationality, Businessman by occupation, resident of Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, PIN - 800016, in the State of Bihar --- hereinafter called **DONOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the **ONE PART.**

A N D

**SMT PUSHPA DEVI AGARWAL [PAN: BDZPA8090B]** W/o Sri Ghanshyam Das Agarwal; Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, PIN - 800016, in the State of Bihar --- hereinafter called the **DONEE/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PART.**

**WHEREAS** Donor hereof **SRI HARI KISHAN AGARWAL** along with the Three others jointly acquired a piece and parcel of land measuring 95.5 Decimals appertaining to and forming part of R.S. Plot No. 34 & 35 of Sheet No. 9 recorded in R.S. Khatian No. 805 of Mouza - Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri by virtue of a registered Deed of Conveyance executed by **SRI JIBAN KRISHNA DEY & ANOTHER** and registered at the office of SR-Rajganj, Jalpaiguri and recorded in Book No. I, being Document No. 3093 for the year 2000.

Cont....P/4





*Here Khim Agarwal*

**AND WHEREAS** possessing the aforesaid property the Donor hereof **SRI HARI KISHAN AGARWAL** applied for mutation of his name before the concerned office/department and after due verification, aforesaid land is duly recorded in the name of Donor in L.R. Khatian No. 44 of L.R. Sheet No. 29 of Mouza - Dabgram in the District of Jalpaiguri.

**AND WHEREAS** since purchase Donor hereof acquired 1/4<sup>th</sup> undivided share in the aforesaid land and since then is in actual, khas and physical possession of his 1/4<sup>th</sup> undivided share in the aforesaid land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Donor became sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

**AND WHEREAS** the Donee hereof is the full blood mother of the donor and is the object of love and affection and in consideration of such love and affection the Donor has firmly and finally decided to make absolute gift of the property as fully described in the schedule below in favor of Donee and the Donee has learnt of such desire & decision of the Donor has agreed to accept the gift property as fully described in the schedule below, free from all encumbrances and charges whatsoever.

**NOW THIS INDENTURE WITNESSETH AS UNDER**

1. **THAT IN PURSUANCE** of the aforesaid desire & decision the Donor and in such consideration the Donor out of his free will and without any fear, fraud, coercion, undue influence or pressure from anybody whomsoever, do hereby give, grant, transfer, convey by way of absolute gift of property as fully described in the Schedule below in favor of Donee freely and voluntarily without any monetary

Cont....P/5



*Hazi Khan Aggarwal*

or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for the irrespective sole use and benefit absolutely and unconditionally forever without any objection, obstruction, hindrance from any of his daughters and sons and/or any other legal heir whosoever he/she/they may be. The estimated value of gift property is at present amount to **Rs. 63,35,623/- (Rupees Sixty Three Lakhs Thirty Five Thousand Six Hundred and Twenty Three) only. Consideration value of the present transaction is Rs. 0/-.**

2. IN PURSUANCE of the aforesaid gift, the receipt and acceptance thereof the Donor hereby acknowledge and grant, transfer, assign, all rights of possessing and enjoyment together with all rights, liberties, privileges, easements, appendages, appurtenances, whatsoever belonging thereof to or in any way appertaining and attached to the property as fully described in Schedule below, if any as absolute estate free from all encumbrances and all the rights, title and interest of the Donor into or upon the same.

3. That the property as fully described in the schedule below of the Donor is hereby conveyed, gifted, expressed or intended so to be to have and hold the same, together with all the liberties, easements, appendages and appurtenances and all estate, rights, title, interest, property claim whatsoever the Donor have in the said property free from all encumbrances and attachments whatsoever to have and hold the property hereby gifted to the Donee absolutely.

4. The Donor covenant with the Donee that he is the owner of all that piece and parcel of land as fully described in the schedule below and in possession of property hereby gifted and transferred and has all the power to do so. The Donor shall be ready at all times hereafter at the request of the Donee to execute all such acts deeds

Cont....P/6





Hari Khan Agrewal

and things whatsoever necessary or required for further and more effectually acquiring the enjoyment and possession of the Donee thereof and therein as shall and may be required at the cost of the Donee.

5. The Donor hereby covenant with the Donee that the property gifted herein shall be quietly hold and enjoyed by the Donee and the rents and profits received there from by the Donee without any interruption or disturbances by the Donor or by any one of his heirs including daughters and sons or any person claiming through or under him without any lawful disturbances or interruption by any other person whosoever he/she/they may be.

6. The Donor hereby covenants with the Donee that he had done no act whereby the property hereby gifted is encumbered or whereby he is debarred from transferring it to the Donee.

7. The Donor hereby covenants with the Donee that the interest which is hereby gifted, transferred to the Donee subsists and that he have power to gift the same and competent to transfer it.

8. The Donor shall support and assist for any application made by the Donee for mutation of his name in respect of the property hereby gifted and transferred in the Municipal Offices, Land Reforms and Acquisition department, B.L. & L.R.O.

9. The Donor has no objection if the Donee uses the gifted property/portion under these presents for any purpose as he think fit and proper.

Cont....P/7



Here I am Agreed

10. That the Donee shall and will be entitled to make any construction/alteration/modification in the below schedule Land gifted to him at his own expenses.

11. That the donee shall have all the right to sale, gift, mortgage or transfer otherwise, the ownership of the said property or let out or lease out the said property to whomsoever and the Donor shall have no objection in this respect.

12. It is further declared that the Donor has not made any will in respect of the property as fully described in the schedule below in favor of any person(s) including his daughter/s and son/s and or have not gifted, sold or transferred or entered into any binding contract with any other person whosoever he/she/they may be, to sale or to transferred otherwise the property hereby gifted by these presents or any part thereof and there exist no such will, contract or agreement at the date of these presents.

13. It is also declared by the Donor that the property gifted and transferred hereby to the Donee is not acquired by the Government nor any notification to this effect was ever issued by the Government under any scheme or plan and the Donor has also observed and performed all the formalities in relation to the said gift, transfer as required under the various laws of the land.



Cont....P/8



Here I am signed

**SCHEDULE**  
**LAND HEREBY GIFTED BEING PORTION OF 1/4<sup>TH</sup> SHARE OF**  
**DONOR LAND**

All that piece or parcel of vacant land measuring **23.77 (Two Three point Seven Seven) Decimals** appertaining to and forming part of **R.S. Plot No. 35** (Three Five) corresponding to **L.R. Plot No. 2** (Two) & 5(Five) of **R.S. Sheet No. 9** (Nine) corresponding to **L.R. Sheet No. 29** (Two Nine) recorded in **R.S. Khatian No. 805** (Eight ZeroFive) corresponding to **L.R. Khatian No. 44** (Four Four) of **Mouza - Dabgram, J.L. No. 2** situated within Pargana - Baikunthapur, P.S. Bhaktinagar, in the District of Jalpaiguri. Classification of land: Sahari, Proposed Use : Sahari. *under Gram Panchayat Area*

**PLOT WISE DETAILS OF LAND**

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN NO.	AREA IN DECIMALS
35	2	44	22.4
35	5	44	1.37
TOTAL			23.77

Joint land of donor and others from which aforesaid land is gifted is butted and bounded as follows:

BY THE NORTH : LAND OF R.S. PLOT NO. 794;

BY THE SOUTH : LAND OF R.S. PLOT NO. 471;

BY THE EAST : LAND OF DONEE AND OTHERS;

BY THE WEST : REMAINING PORTION OF R.S. PLOT NO. 35;

Cont....P/9



**IN WITNESS WHEREOF** the Donor hereto has put his hands on the day and month and Year first above written without any fear, fraud, coercion, misrepresentation and/or any other threats from any corner and has signed the same in good health and sound state of mind. The Donee have accepted the gift of the landed property described in the schedule above by the Donor hereof.

WITNESSES

1. Chetan Garg  
S/o Ram Chander Agarwal  
Sri Ram Colony,  
Sevoke Road, Siliguri - 01  
Darjeeling (Dist.)
2. Saibai sey  
S/o Paritosh sey  
S.P. Road, Siliguri  
Dist - Darjeeling - 05.

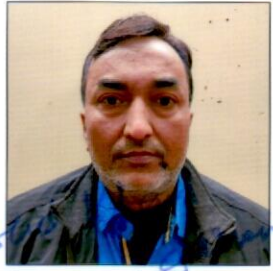
*Here Ram Agarwal*  
-----  
**DONOR**

Drafted by me as per the instructions of the parties hereof, read over and explained to them and printed at the office of  
J.R. AGARWAL & ASSOCIATES.

*J. Agarwal*  
J. AGARWAL  
Advocate/Siliguri  
Enrl. No. F - 1300/1283/2014

**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



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*Harv Khem Agarwal*

SIGN WITH DATE

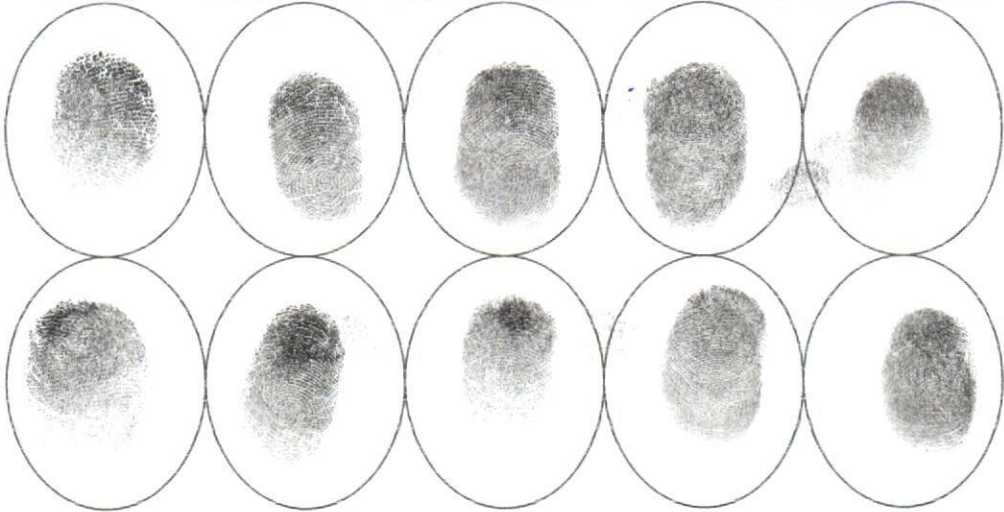
**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



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*पुष्पा देवी अग्रवाल*

SIGN WITH DATE





सत्यमेव जयते  
भारत सरकार



आधार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 2017/95131/00629

To  
हरी किशन अग्रवाल  
Hari Kishan Agrawal  
DO MINAR APERTMENT B 403 ROAD NO 10 B  
RAJENDRA NAGAR PATNA 16  
Sampatchak  
Rajendra-Nagar  
Sampatchak Patna  
Biher 800016  
9234732783

11/07/2014  
152471642



ML524716425FT



आपका आधार क्रमांक / Your Aadhaar No. :

**7195 5153 0699**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



हरी किशन अग्रवाल  
Hari Kishan Agrawal  
पिता : घनश्याम अग्रवाल  
Father : Ghanshyam Agrawal  
जन्म तिथि / DOB : 26/08/1980  
पुरुष / Male



7195 5153 0699

आधार - आम आदमी का अधिकार

*Hari Khan Agrawal*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADMPA2299N



नाम / NAME  
HARI KISHAN AGARWAL

पिता का नाम / FATHER'S NAME  
GHANSHYAM DAS AGARWAL

जन्म तिथि / DATE OF BIRTH  
26-08-1980

हस्ताक्षर / SIGNATURE  
Hari Kishan Agarwal

आयकर आयुक्त, प.ब.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III



*Hari Kishan Agarwal*



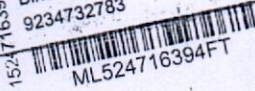




भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No.: 2017/95131/00621

To  
 पुष्पा देवी अग्रवाल  
 Pushpa Devi Agrawal  
 DO MINAR APERTMENT B 403 ROAD NO 10B  
 RAJENDRA NAGAR PATNA 16  
 Sampatchak  
 Rajendra Nagar  
 Sampatchak Patna  
 Bihar 800016  
 9234732783



ML524716394FT



आपका आधार क्रमांक / Your Aadhaar No. :  
**5627 6568 5958**

आधार - आम आदमी का अधिकार



पुष्पा देवी अग्रवाल  
 Pushpa Devi Agrawal  
 पति : घनश्याम अग्रवाल  
 Husband : Ghanshyam Agrawal  
 जन्म तिथि / DOB : 10/11/1958  
 महिला / Female



आधार - आम आदमी का अधिकार  
**5627 6568 5958**

पुष्पा देवी अग्रवाल



आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

PUSHPA DEVI AGRAWAL  
BALDEO DAS

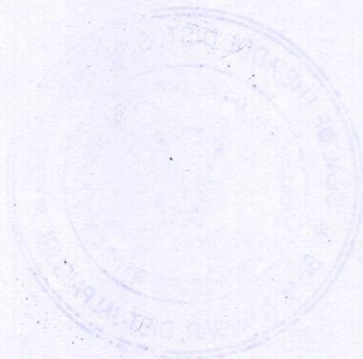
10/11/1958  
Permanent Account Number

BDZPA8090B


पुष्पा देवी अग्रवाल  
Signature




पुष्पा देवी अग्रवाल






  
INDIA




চেতন গর্গ  
Chetan Garg  
জন্মতারিখ/ DOB: 22/03/1996  
পুরুষ / MALE



6363 7341 5346

আধার-সাধারণ মানুষের অধিকার

  
ADHAAR

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**ঠিকানা:**  
শ্রী রাম কলোনি, সেবোক  
রোড, ওয়ার্ড নং 10, ওয়ার্ড  
নং 10, শিলিগুড়ি  
(পৌরসভা), দার্জিলিং,  
পশ্চিমবঙ্গ - 734001

**Address:**  
SRI RAM COLONY, SEVOK ROAD,  
WARD NO 10, ward no 10, Siliguri (M. Corp), Darjeeling,  
West Bengal - 734001

6363 7341 5346

Aadhaar-Aam Admi ka Adhikar







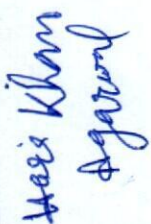



Government of West Bengal

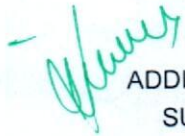
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112000062434/2022

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	Shri HARI KISHAN AGARWAL Minar Apartment, B 403, Road No. 10B Rajendra Nagar, City:- Not Specified, P.O:- Rajendra Nagar, P.S:- PATNA JUNCTION, District:-Patna, Bihar, India, PIN:- 800016	Donor			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri CHETAN GARG Son of Shri Ram Chander Agarwal Sri Ram Colony, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Shri HARI KISHAN AGARWAL			

 (Tulsi Lama)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BHAKTINAGAR  
Jalpaiguri, West Bengal



## Major Information of the Deed

Deed No :	I-0711-00473/2022	Date of Registration	14/01/2022
Query No / Year	0711-2000062434/2022	Office where deed is registered	
Query Date	07/01/2022 11:33:32 AM	0711-2000062434/2022	
Applicant Name, Address & Other Details	RAHUL AGARWAL SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7908434250, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 63,35,623/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,678/- (Article:33(i))	Rs. 63,356/- (Article:A(1))		
Remarks			

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 735135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-35	RS-805	Sahari	Sahari	23.77 Dec		63,35,623/-	
<b>Grand Total :</b>					<b>23.77Dec</b>	<b>0 /-</b>	<b>63,35,623 /-</b>	

### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri HARI KISHAN AGARWAL (Presentant )</b> Daughter of Shri Ghanshyam Das Agarwal Minar Apartment, B 403, Road No. 10B Rajendra Nagar, City:- Not Specified, P.O:- Rajendra Nagar, P.S:-PATNA JUNCTION, District:-Patna, Bihar, India, PIN:- 800016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9N, Aadhaar No: 71xxxxxxx0699, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Pvt. Residence

### Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt PUSHPA DEVI AGARWAL</b> Wife of Shri Ghanshyam Das Agarwal Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, City:- Not Specified, P.O:- Rajendra Nagar, P.S:-PATNA JUNCTION, District:-Patna, Bihar, India, PIN:- 800016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx0B, Aadhaar No: 56xxxxxxx5958, Status :Individual, Status : Not Executed



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri CHETAN GARG</b> Son of Shri Ram Chander Agarwal Sri Ram Colony, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Shri HARI KISHAN AGARWAL			



Endorsement For Deed Number : I - 071100473 / 2022

On 07-01-2022

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

Presented for registration at 19:15 hrs on 07-01-2022, at the Private residence by Shri HARI KISHAN AGARWAL ,Executant.

**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 63,35,623/-. Family Members amount Rs 63,35,623/-

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

Execution is admitted on 07/01/2022 by Shri HARI KISHAN AGARWAL, Daughter of Shri Ghanshyam Das Agarwal, Minar Apartment, B 403, Road No. 10B Rajendra Nagar, P.O: Rajendra Nagar, Thana: PATNA JUNCTION, , Patna, BIHAR, India, PIN - 800016, by caste Hindu, by Profession Business

Indetified by Shri CHETAN GARG, , Son of Shri Ram Chander Agarwal, Sri Ram Colony, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

*Tulsi Lama*

Tulsi Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

On 10-01-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 63,356/- ( A(1) = Rs 63,356/- ) and Registration Fees paid by by online = Rs 63,356/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 12:40PM with Govt. Ref. No: 192021220157268711 on 07-01-2022, Amount Rs: 63,356/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 73279195 on 07-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 31,678/- and Stamp Duty paid by by online = Rs 30,678/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 12:40PM with Govt. Ref. No: 192021220157268711 on 07-01-2022, Amount Rs: 30,678/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 73279195 on 07-01-2022, Head of Account 0030-02-103-003-02

*Tsering Doma Bhutia*

Tsering Doma Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal



On 14-01-2022

**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 : 33 (i) of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 31,678/- and Stamp Duty paid by Stamp Rs 1,000/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 28133, Amount: Rs.1,000/-, Date of Purchase: 31/12/2021, Vendor name: Jaya Rani Das

*M. Lama*

**Tulsi Lama**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 22965 to 22985  
being No 071100473 for the year 2022.



Digitally signed by TULSI LAMA  
Date: 2022.01.31 12:54:57 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2022/01/31 12:54:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)