

8212/23 VC = 1842/23

7934/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 298471

2/5/23  
10-00  
G = 8/113 98 23 1

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the ~~part~~ 1 of this document.

District Sub-Register-III  
Alipore, South 24-parganas

05.05.23

DEVELOPMENT POWER OF ATTORNEY  
AFTER EXECUTION AND REGISTRATION  
OF DEVELOPMENT AGREEMENT is made this  
the 31<sup>st</sup> day of May, 2023 (Two Thousand Twenty  
Three)

BETWEEN

*[Handwritten signature]*



8024 30-3-22  
নং ৩০-৩-২২  
ক্রমতার নাম Ashoke Nag Chowdhury vill-  
স্বঃ সানোওয়াজ মণ্ডল  
(SHANOWAJ MONDAL)  
ডে: [Signature]  
মোঃ- এ. ডি. এস. আর., বারইপুর  
জেলা- দক্ষিণ ২৪ পরগণা  
মূল্য 100/-

N-C. Bheera  
Ukilpara  
Word No- 15  
P.S- Baraipur

[Signature]

- L.T. of Ashoke Nag Chowdhury.

By the pen of Jayatee Nag Chowdhury.



6108

L.T. of Ashoke Nag Chowdhury.  
By the pen of Jayatee Nag Chowdhury.



6109

- Ashmi Halder

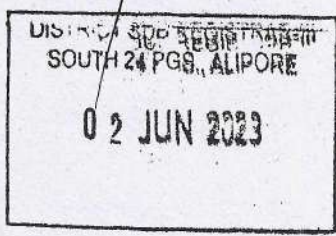


6110

- Salem Sattar



6111  
Jayatee Nag Chowdhury  
wife of Ashoke Nag Chowdhury.  
Ukilpara Baraipur.





(2)

**KNOW ALL MEN BY THIS PRESENTS SRI ASHOKE NAG CHOWDHURY**, PAN - ABSPN3306P, Aadhaar No - 8481 7798 1919, Son of Late Swadesh Ranjan Nag Chowdhury, by faith - Hindu, by occupation - Retired Person, residing at Nag Chowdhury Bhawan, Ukilpara, Ward No. - 15, P.O. & P.S.- Baruipur District - South 24 Parganas Kolkata - 700144 hereinafter referred to as the "**OWNER**" do hereby nominates, appoints **CIVILIZE ENTERPRISE**, PAN - AANFC9515F, a Partnership Firm, having its registered office at Vill & P.O. - Madarat, P.S. - Baruipur, District - 24 Parganas (S), Pin - 743610, represented by its partners - **A) SRI ASHIM HALDER**, PAN - ACZPH7565G, Aadhaar No. 4219 6046 1602, son of Late Balai Halder @ Balai Chandra Halder, by faith Hindu, by occupation Business, residing at Madarat Paik Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610, **B) SALIM SARDAR**, PAN - CFSPS8180J, Aadhaar No. 2903 1615 2821, son of Late Jamal Sardar, by faith Muslim, by occupation Business, residing at Madarat Masjid Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610, as my true and lawful attorney to do execute and perform the following acts, deeds and things for my name and on my behalf.

*ASHIM HALDER*  
HOW



(3)

**WHEREAS** piece and parcels of land measuring  $8 \frac{5}{6}$  Decimals of R.S. Dag No. 1387/3149 under R.S. Khatian No. 4398 and land measuring 6.50 Decimals of R.S. Dag No. 1387/3148 under R.S. Khatian No. 4398 together with structures ( i.e. two Storied and Single storied building) measuring 1500 Square feet in total appertaining to Mouza - Baruipur under ward no - 15, comprised of Holding No. 68 under the Baruipur Municipality, Ukilpara Road, P.S. - Baruipur, District - South 24 Parganas, a proposed building plan is annexed butted and bounded as follows:

On or towards the North: 21' Feet wide Ukilpara Road.  
On or towards the South: Baruipur Municipality Office.  
On or towards the East: Others Land.  
On or towards the West: Satabdi Diagnostic.

**AND WHEREAS** by a Development Agreement executed on 30/05/2023 being deed no. 160307601 of the year 2023 before the D.S.R. III Alipore (hereinafter referred to as the said registered development Agreement) the owner has granted the exclusive right of development on an area of land mentioned above unto and in favour of **CIVILIZE ENTERPRISE**, PAN - AANFC9515F, a Partnership Firm, having its registered office at Vill & P.O. - Madarat, P.S. - Baruipur, District - 24 Parganas (S), Pin - 743610, represented by its partners -

*Ms. K. K. Chakrabarti*  
/dm



(4)

**A) SRI ASHIM HALDER**, PAN - ACZPH7565G, Aadhaar No. 4219 6046 1602, son of Late Balai Halder @ Balai Chandra Halder, by faith Hindu, by occupation Business, residing at Madarat Paik Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610, **B) SALIM SARDAR**, PAN - CFSPS8180J, Aadhaar No. 2903 1615 2821, son of Late Jamal Sardar, by faith Muslim, by occupation Business, residing at Madarat Masjid Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610 for and on behalf of the owner's name, Place and stead to severally do the following acts, deeds, matters and things in respect of this said property.

- 1) To institute, commence, prosecute carry on or defend or resist all suits and other legal proceedings it arises in respect of the said property.
- 2) To appoint architect, civil Engineer, License building surveyors and other persons/technicians necessary for the purpose of supervision of construction of the said project.
- 3) To apply for renewal and extension including C.C. of the building Plan on behalf of the owner to the concerned authorities.

*Handwritten signature*  
Date



( 5 )

- 4) To apply for water, drainage, Lift, gas connection or for any other utility and sign, answer, execute and submit all papers, applications, documents, and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.
- 5) To sign, execute and register all declarations, undertakings, affidavits instruments and others that is registered and / or may be necessary for proposed project.
- 6) To enter into an agreement for sale or otherwise deal with both of developer's and owner's allocation other than entire 4<sup>th</sup> Floor of owner's allocation and before selling of the 1<sup>st</sup> Floor commercial area, Developer should discuss/negotiate with the owner together with proportionate undivided impartible share of land underneath of the proposed project and also right of easement for common passage and also together with right of common space, common area, common facilities and/ or amenities property mentioned aforesaid and adjacent property of acquired subsequently to intending purchaser or purchasers.

*Mohide  
and  
Daw*



(6)

- 7) To receive from the intending purchaser or purchasers, any earnest money and / or advance or advances and also balance purchase money and/ or consideration, sale price of both allocation and to give good valid receipt and discharge for the same which will protect the purchaser in connection with the sale of Developer's and owner's allocation other than entire 4<sup>th</sup> Floor of owner's allocation so long the security deposit is adjusted.
- 8) To prepare and sign and present in execution columns for registration any deed of conveyance / conveyances or deed of sale or documents or instruments in respect of both allocation other than entire 4<sup>th</sup> Floor of owner's allocation (Developer & Owner) and for the said purpose to sign, execute and present for registration at A.D.S.R. office, District Registry office, Registry of Assurance or any concerned office.
- 9) The owner earlier can sign his signature in all the relevant documents and papers but due to illness now he is not able to sign his signature for shaking his hand as such he goes through the Power of Attorney and understanding the

*Heath*  
*for*



(7)

meaning and contents thereof thereafter he executes and registers this document by putting his thumb impression and his L.T.I. is indentified by his wife SMT. Jayatee Nag Chowdhury.

10) To present any such conveyance or conveyances or any other document as per development Agreement executed on 30/05/2023 being No. 160307601 of the year 2023 for registration before the appropriate Registering authority and also admit execution and receipt of consideration before the Registrar or A.D.S.R, District Registry office and having authority for and to have the said conveyance registered and to do all acts, deeds and things which the attorney shall consider necessary for conveying the both allocation in the manner aforesaid to any purchaser or purchasers as fully and effectually in that respect as the principal could have done of its own.

11) And the owner hereby agrees to ratify and confirm all and whatever or deeds done by said constituted attorney in terms of power of attorney as if the same were done by owner and the owner further agrees to verify and confirm other acts and deeds as owner's said attorney shall

*Handwritten signature*  
J.N.



(8)

lawfully do, execute, perform or cause to be done executed or performed strictly in connection with the sale of both allocable area of the said under and by virtue of this deed notwithstanding no express power in this behalf.

**SCHEDULE**

**Property**

**ALL THAT** piece and parcels of land measuring  $8 \frac{5}{6}$  Decimals of R.S. Dag No. 1387/3149 under R.S. Khatian No. 4398 and land measuring 6.50 Decimals of R.S. Dag No. 1387/3148 under R.S. Khatian No. 4398 together with structures ( i.e. two Storied. and Single storied building) measuring 1500 Square feet in total appertaining to Mouza - Baruipur under ward no - 15, comprised of Holding No. 68 under the Baruipur Municipality, Ukilpara Road, P.S. - Baruipur, District - South 24 Parganas, a proposed building plan is annexed butted and bounded as follows:

On or towards the North: 21' Feet wide Ukilpara Road.  
On or towards the South: Baruipur Municipality Office.  
On or towards the East: Others Land.  
On or towards the West: - Satabdi Diagnostic.

*Mahil*  
*How*



(9)

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands in execution of the presents on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

**By the PARTIES in the presence of :**

1. *Joyatee Nag Chowdhury,*  
*Uthilpara Baruipur.*

*L.T. of Ashoke Nag Chowdhury*



2. *Abhirup Nag*  
*Chowdhury*  
*Uthilpara, Baruipur*  
*no/cata-702144*

*By the pen of Joyateenag Chowdhury*  
**SIGNATURE OF THE OWNER**

**CIVILIZE ENTERPRISE**  
*Ashu Halder*  
Partner

**CIVILIZE ENTERPRISE**  
*Sulim*  
Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by:  
*Uthinal Kantar Mulhise*  
Advocate  
Baruipur civ'l court  
EN. NO. F/337/336/88

Typed by:  
*Argha Sen Chowdhury*  
**ARGHA SEN CHOWDHURY, Baruipur.**



Executant / Presentant

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Left Hand



Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand

Signature

L.T. Ashok  
By the Pen of

Claimant / Executant

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Left Hand



Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand

Signature

Asst. Mgr

CIVILIZE ENTERPRISE

Ashmi Halder

Partner

Claimant / Executant

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Left Hand



Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Right Hand

Signature

CIVILIZE ENTERPRISE

Salem Halder

Partner



Executant / Presentant



Signature.....

Jayatee Nag Choudhary

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Signature.....

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Claimant / Executant

Signature.....

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





ভারত সরকার

Authentication Authority of India

স্বাক্ষরিত আদhaar

স্বাক্ষরিত আদhaar / Enrollment No.: 11002330601901

To  
শ্রীমতী নায় চৌধুরী  
Jayatee Nag Chowdhury  
W/O: Ashoke Nag Chowdhury  
UNKL PARA  
BARUPUR  
Barupur -  
Barupur  
Barupur South 24 Parganas  
West Bengal 700144  
9431093759

020510614  
109160240



ML691450404FT



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

2581 3011 9068

আদhaar - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রীমতী নায় চৌধুরী  
Jayatee Nag Chowdhury  
পিতা : রঞ্জিত ঘোষ চৌধুরী  
Father : RANJIT GHOSH CHOWDHURI  
জন্ম তারিখ / DOB : 26/01/1968  
লিঙ্গ / Gender



2581 3011 9068

আদhaar - সাধারণ মানুষের অধিকার

Jayatee Nag Chowdhury

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ জনশাসন প্রসারিতকরণে সহায়ক করণ।

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আদhaar সারা দেশে মাস্য।
- আদhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বাক্ষরিত আদhaar  
Unique Identification Authority of India

ঠিকানা:  
W/O: অশোক নায় চৌধুরী,  
উকলপাড়া, বারুইপুর, বারুইপুর,  
বারুইপুর, পশ্চিম ২৪ পরগনা,  
পশ্চিম বঙ্গ, 700144

Address:  
W/O: Ashoke Nag Chowdhury,  
UNKL PARA, BARUPUR, Barupur,  
Barupur, South 24 Parganas,  
West Bengal, 700144

2581 3011 9068

1800 300 1317

www.aadhaar.gov.in

www.uidai.gov.in



## Major Information of the Deed

Deed No :	I-1603-07934/2023	Date of Registration	05/06/2023
Query No / Year	1603-8001399231/2023	Office where deed is registered	
Query Date	31/05/2023 11:48:09 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	HANIF Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980406399, Status :Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 4,00,00,000/-	Rs. 4,31,09,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160307601/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Ukilpara Road, Mouza: Baruipur, , Ward No: 15, Holding No:68 Pin Code : 700144

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-1387/3149	RS-4398	Commercial Use	Bastu	8.8 Dec	2,00,00,000/-	2,28,00,001/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1387/3148	RS-4398	Commercial Use	Bastu	6.5 Dec	1,80,00,000/-	1,80,00,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>15.3Dec</b>	<b>380,00,000 /-</b>	<b>408,00,001 /-</b>	
		<b>Grand Total :</b>			<b>15.3Dec</b>	<b>380,00,000 /-</b>	<b>408,00,001 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	15,00,000/-	18,09,844/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 550 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	400 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					



Total :	1500 sq ft	20,00,000 /-	23,09,844 /-
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**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Ashoke Nag Chowdhury (Presentant )</b>            Son of Late Swadesh Ranjan Nag Chowdhury Nag Chowdhury Bhawan, Ukilpara, Ward No 15, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: abxxxxx6p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023            , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/06/2023            , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>CIVILIZE ENTERPRISE</b>            Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 , PAN No.:: AAxxxxx5F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<p><b>Ashim Halder</b>            Son of Late Balai Halder Alias Balai Chandra Halder Madarat Paik Para, City:- , P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx5g,Aadhaar No Not Provided Status : Representative, Representative of : CIVILIZE ENTERPRISE (as PARTNERS)</p>
2	<p><b>Salim Sardar</b>            Son of Late Jamal Sardar Madarat Masjid Para, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: cfxxxxx0j,Aadhaar No Not Provided Status : Representative, Representative of : CIVILIZE ENTERPRISE (as PARTNERS)</p>



**Identifier Details:**

Name	Photo	Finger Print	Signature
<b>Smt JAYATEE NAG · CHOWDHURY</b> Wife of Shri ASHOK NAG CHOWDHURY NAG CHOWDHURY BHAWAN UKILPARA, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700144			
Identifier Of Shri Ashoke Nag Chowdhury, Ashim Halder, Salim Sardar			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Ashoke Nag Chowdhury	CIVILIZE ENTERPRISE-8.8 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Ashoke Nag Chowdhury	CIVILIZE ENTERPRISE-6.5 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Ashoke Nag Chowdhury	CIVILIZE ENTERPRISE-1100.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Shri Ashoke Nag Chowdhury	CIVILIZE ENTERPRISE-400.00000000 Sq Ft



On 31-05-2023

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 4,31,09,845/-



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 02-06-2023

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

Presented for registration at 22:00 hrs on 02-06-2023, at the Private residence by Shri Ashoke Nag Chowdhury ,Executant.

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

Execution is admitted on 02/06/2023 by Shri Ashoke Nag Chowdhury, Son of Late Swadesh Ranjan Nag Chowdhury, Nag Chowdhury Bhawan, Ukilpara, Ward No 15, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Retired Person

Indetified by Smt JAYATEE NAG CHOWDHURY, , , Wife of Shri ASHOK NAG CHOWDHURY, NAG CHOWDHURY BHAWAN UKILPARA, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession House wife

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

Execution is admitted on 02-06-2023 by Ashim Halder, PARTNERS, CIVILIZE ENTERPRISE, Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Indetified by Smt JAYATEE NAG CHOWDHURY, , , Wife of Shri ASHOK NAG CHOWDHURY, NAG CHOWDHURY BHAWAN UKILPARA, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession House wife

Execution is admitted on 02-06-2023 by Salim Sardar, PARTNERS, CIVILIZE ENTERPRISE, Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Indetified by Smt JAYATEE NAG CHOWDHURY, , , Wife of Shri ASHOK NAG CHOWDHURY, NAG CHOWDHURY BHAWAN UKILPARA, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession House wife



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 05-06-2023

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 : 48 (g) of Indian Stamp Act 1899.







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 226304 to 226322  
being No 160307934 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.06.07 11:40:13 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/07 11:40:13 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)