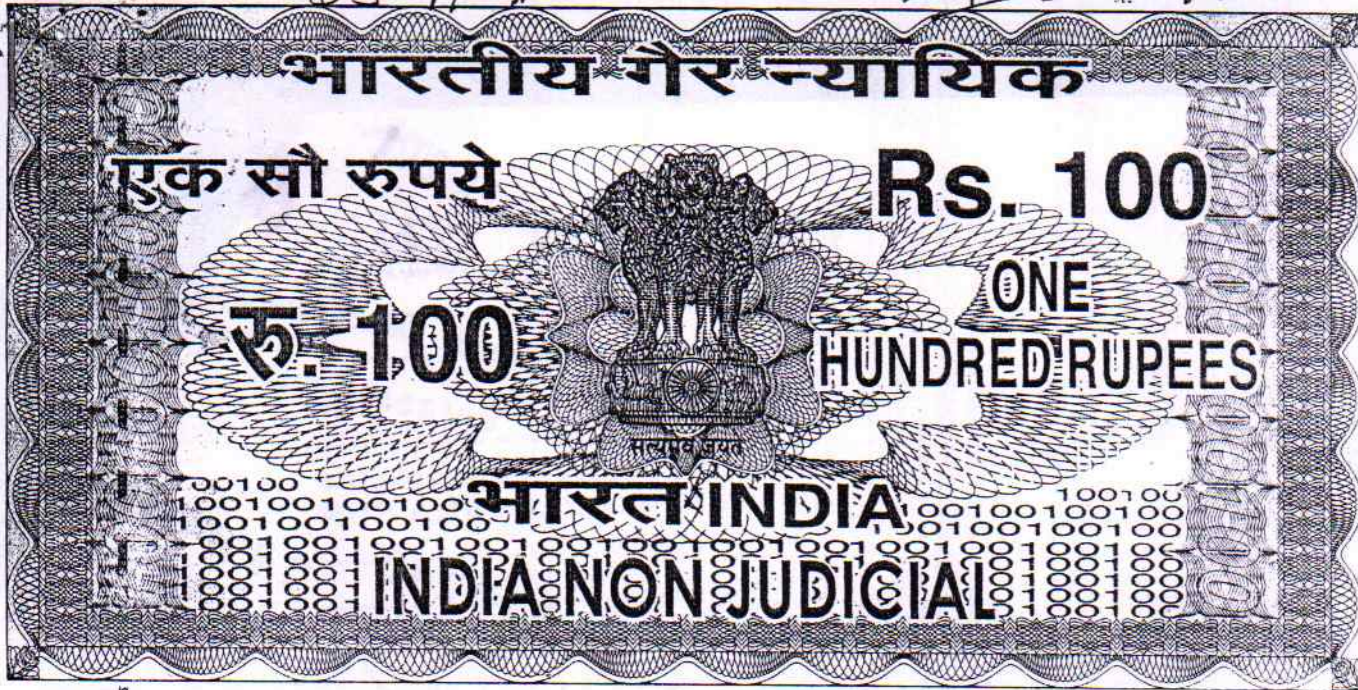


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This document is not admissible
 without registration. It
 requires sheet / sheets & a
 stamp sheet / sheet
 marked with this document
 in the form of the document.

9

DEVELOPMENT AGREEMENT

Additional District Sub-Registrar
 Sodpur, North 24-Parganas

7 5 JUN 2021

THIS DEED OF AGREEMENT is made on this the 25th
 day of June, 2021 (Two Thousand and Twenty One) as per
CHRISTIAN ERA.

Contd...2

AB

Alokendu Bandyopadhyay
 Advocate

AB

No. M/107 Date 30 APR 2021

Name..... Alokendu Sandhyopadhyaya Advocate

Address..... Barasat Court

P.S..... Barasat Court

Dist..... Barasat Court

Name of Treasury :- Barrackpore

Name of Vender :- RANA SUR

Date of Purchase..... 20 APR 2021

Total Amount..... 210000

Signature of Vendor..... Rana Sur



Additional District Sub-Registrar
Sodepur, North 24-Parganas

25 JUN 2021

25 JUN 2021

Aristhen Podger
8/10 Basudeb Podger
Sriram nagar, P. O. Narayan
P.S. Ghata, 4507-113.

(2)

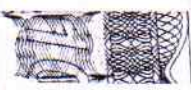
BETWEEN

- 1. SMT. PARUL BISWAS (PAN NO. BQPPB1100C),**
Wife of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 2. SRI BIMAL KUMAR BISWAS (PAN NO. AEAPB6101R),**
Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 3. SRI AMAL KUMAR BISWAS (PAN NO. AFVPB9296B),**
Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, *
- 4. SMT. MAYA BANERJEE (PAN NO. ACXPB5885F),**
Daughter of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: 105, Rushikuilya, Godrej Prakriti, 187F/1, B. T. Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter jointly called and referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

AND

"M/S. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN`no. AANFP6542R** hereby represented by its Partners namely:

- (1) SRI BISWANATH DAS,** S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-



(3)
Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, S/o. Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and Successor-in-Office) of the **SECOND PART.**

[Handwritten signature]

WHEREAS originally one Tarapada Biswas (Son of Late Gangadhar Biswas) in his lifetime has purchased a plot of land measuring an area about 12decimal equivalent to 7Cottahs more or less, within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3379, under R.S. Khatian no. 994, within the local limits of the Panihati Municipality, P.S. Khardah, District-North 24 Parganas, by virtue of a Registered Bengali Deed of Sale, being No. 217, from his predicesor-in-title namely Smt. Bimala Bala Debi (W/o Sri Taraknath Mukhopadhyay) and the said Bengali Deed of Sale was executed and registered on 20.02.1950 at the Office of Sub-Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Vol No. 10, noted within the pages from 1 to 5, being No. 217, for the year 1950.

[Handwritten signature]
Alokendra Bandyopadhyay
Advocate

(4)

AND WHEREAS the said Tarapada Biswas while have been enjoying the actual physical possession of the said landed property he died intestate leaving behind him his wife namely Brajabala Biswas, one son namely Sri Paresh Nath Biswas as his legal heirs. Subsequently Brajabala Biswas was also died on 09.01.1993 leaving behind her only son namely Sri Paresh Nath Biswas as their surviving legal heirs & successors and thereafter said Sri Paresh Nath Biswas mutated his name in the Assessment Register of local Panihati Municipality, bearing Holding no. 30 (Patuatala Lane), under Ward No. 2.

AND WHEREAS the said Paresh Nath Biswas while has been enjoying the peaceful possession of the entire landed property he died intestate on 28.09.2006 leaving behind him his wife namely Smt. Parul Biswas (the landowner no. 1 hereof) two sons namely Sri Bimal Kumar Biswas (the landowner no. 2 hereof), Sri Amal Kumar Biswas (the landowner no. 3 hereof) and one daughter namely Smt. Maya Banerjee (the landowner no. 4 hereof) as his surviving legal heirs and successors and they inherited the said 7cottahs of landed property as undivided 1/4th share in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS in the manner aforesaid Smt. Parul Biswas, Sri Bimal Kumar Biswas, Sri Amal Kumar Biswas and Smt. Maya Banerjee became the lawful joint owners of total 7cottahs of land togetherwith a residential structure standing thereon and enjoying the peaceful vacant possession of the said landed property as joint owners which is morefully Described in the First Schedule hereinbelow and have been

AP
Alokendu Bandyopadhyay

Advocate

Contd...5

(5)

possessing and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS with a view to fulfil their desire by making construction of a Multi Storeyed Building (G+4) over the said plot of land mentioned in the Schedule hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owners no. 1 to 4 hereof of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owners will be entitled to:-

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the **40% constructed covered area/sanction area in respect of the landed property of the owners hereof as Owners Allocation** into the new proposed multistoried building by using their land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owners no. 1 to 4 hereof are jointly entitled to get 3(Three) nos. of self contained residential flat out of which one flat being **Flat no. 1E**, measuring an area more or less **997Sq.ft.** Constructed covered area on the **1st Floor (South-West Facing)** and another flat being **flat no. 2E**, measuring an area more or less **997Sq.ft.** Constructed covered area on the **2nd Floor (South-West Facing)** and another flat being **flat no. 2F**, measuring an

(6)

area more or less **929Sq.ft.** Constructed covered area on the **2nd Floor (North-West Facing)** AND three nos. of Covered Garrage being **Garrage no. 1**, measuring an area more or less **217Sq.ft.** covered area on the **Ground Floor (North-West Facing)** and another Covered Garrage being **Garrage no. 2**, measuring an area more or less **204 Sq.ft.** covered area on the **Ground Floor (West Facing)** and another Covered Garrage being **Garrage no. 3**, measuring an area more or less **208 Sq.ft.** covered area on the **Ground Floor (West Facing)** of the proposed multi storeyed building, so to be constructed by the Developer firm and they are also entitled to get a sum of **Rs. 30,00,000.00 (Rupees Thirty Lakhs)** Only as adjustable/refundable Security Deposit Amount in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners in the following manner:

i) A sum of Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owners on or before execution and registration of this Development Agreement.

ii) A sum of Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) Only shall be paid by the developer to the land owners within 6months from the date of registration of this Development Agreement.

Covered Area means = Constructed Covered area of unit + proportionate share of Stair Case, lift & Lobby.

It is pertinent to mention here that after receiving and/or accepting the owners allocation 3nos. of Flats and 3nos. of Covered Garrages as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **40% constructed covered area/sanction area upon the landed property of the owners hereof** in

(7)
that event the Developer shall pay the money value for such excess area or Sq.ft. followed by @ **Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the owners allocation flats & garrage and after receiving such amount the Owners shall issue proper money receipt in favour of the Developer.

The Developer shall provide three nos. of 2BHK accommodation to the Owners hereof at the cost of Developer and continue to pay rent for the said accommodation on behalf of the Land Owners till they are put to possession on the said proposed multistoried building.

Be it mentioned hereto that after receiving the possession of owners allocation flats & garrages as mentioned hereinabove and the entire consideration amount as Owners allocation the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

Handwritten signature

AND WHEREAS the parties hereto shall confirm all the terms and conditions being accepted by him and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owners for construction of a Multistoreyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder

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Hokendu Bandyopadhyay
Advocate

Contd...8

(8)

written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owners and to be submitted and filed by the Developer in the name of the Land Owners before the Panihati Municipality for sanctioning thereof. Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owners hereby declare that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

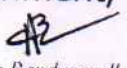
(9)

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30months** from the date of sanction building Plan (Revised) and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owners.

f) The Land Owners shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owners will not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be


Alokendu Bandyopadhyay

Advocate

Contd...10

(10)

prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owners shall have no say whatsoever and the Land Owners shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owner's allocation as per agreement.


j) Save and except as stated herein the Land Owners shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owners and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owners and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owners will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.

m) If the Land Owners intend to sell the Owner's allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.

n) After demolishing the existing structure, the debris of the same will be the sole property of the Developer. The Land Owners shall not claim for the same. Both the Developer and the Land Owners shall do all other acts,


Alokendra Bandyopadhyay
Advocate

Contd...11



(11)

deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.


Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **7cottahs** of land classified as "**BASTU**", togetherwith a two storied residential house standing thereon, measuring more or less **2000 Sq.ft.** (1000sq.ft. on the 1st Floor + 1000sq.ft. on the 2nd Floor) with **Floor Tiles Flooring**, situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in C.S. & **R.S. Dag No. 3379**, under R.S. Khatian no. 994, P.S. Khardah, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panihati Municipality, being Municipal Holding No. 30, **Patuatala Lane**, under Ward No. 2, Kolkata-700115, which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

On The North : Land of Scheme Plot No. 3.
On The South : 6ft. Wide Patuatola Bye Lane.
On The East : Land of Scheme Plot No. 5.
On The West : 20ft. Wide Patuatola Lane.


Mokendu Bandyopadhyay
Advocate


Contd...12

(12)

SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the **40% constructed covered area/ sanction area in respect of the landed property of the owners hereof as Owners Allocation** into the new proposed multistoried building by using their land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owners no. 1 to 4 hereof are jointly entitled to get 3(Three) nos. of self contained residential flat out of which one flat being **Flat no. 1E**, measuring an area more or less **997Sq.ft.** Constructed covered area on the **1st Floor (South-West Facing)** and another flat being **flat no. 2E**, measuring an area more or less **997Sq.ft.** Constructed covered area on the **2nd Floor (South-West Facing)** and another flat being **flat no. 2F**, measuring an area more or less **929Sq.ft.** Constructed covered area on the **2nd Floor (North-West Facing)** AND three nos. of Covered Garrage being **Garrage no. 1**, measuring an area more or less **217Sq.ft.** covered area on the **Ground Floor (North-West Facing)** and another Covered Garrage being **Garrage no. 2**, measuring an area more or less **204 Sq.ft.** covered area on the **Ground Floor (West Facing)** and another Covered Garrage being **Garrage no. 3**, measuring an area more or less **208 Sq.ft.** covered area on the **Ground Floor (West Facing)** of the proposed multi storeyed building, so to be constructed by the Developer firm and they are also entitled to get a sum of **Rs. 30,00,000.00 (Rupees Thirty Lakhs)** Only as adjustable/refundable


Hokendu Bandyopadhyay
Advocate

Contd...13

(13)

Security Deposit Amount in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners in the following manner:

✓ i) A sum of Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owners on or before execution and registration of this Development Agreement.

ii) A sum of Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) Only shall be paid by the developer to the land owners within 6 months from the date of registration of this Development Agreement.

Covered Area means = Constructed Covered area of unit + proportionate share of Stair Case, lift & Lobby.

It is pertinent to mention here that after receiving and/or accepting the owners allocation 3nos. of Flats and 3nos. of Covered Garrages as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **40% constructed covered area/sanction area upon the landed property of the owners hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by **@ Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the owners allocation flats & garrage and after receiving such amount the Owners shall issue proper money receipt in favour of the Developer.

The Developer shall provide three nos. of 2BHK accommodation to the Owners hereof at the cost of Developer and continue to pay rent for the said accommodation on behalf

(14)

of the Land Owners till they are put to possession on the said proposed multistoried building.

Be it mentioned hereto that after receiving the possession of owners allocation flats & garrages as mentioned hereinabove and the entire consideration amount as Owners allocation the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owner's allocation as aforesaid and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

Handwritten signature

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of Work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door.

Handwritten signature

Atokendu Bandyopadhyay
Advocate

Contd...15

(15)

Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass (smoke gray/blackish) fitted.

Flooring : All rooms, dining, balcony, floor finished by floor tiles (600mm x 600mm) & Kitchen and toilet floor finished by marble.

Stair & Corridor : Marble floor.

Kitchen : 3ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Water Supply : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Individual Meter/Common Lift : Cost of individual meter i.e. Rs. 25,000/- and proportionate cost of infrastructure i.e mother line and lift cost i.e. Rs. 50,000/- will be borne by the intending purchaser of the building exclusively for their each unit.


Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.

(16)


IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED
in presence of following

WITNESSES:

1. 
Sukchan, K.A-115
Parul Biswas
Rimal K. Biswas
2. Anamata / Petri
Gopal Sethi Rd.
K.A-70115
Amal Kumar Biswas
Moya Banerjee

SIGNATURE OF THE LAND OWNERS

3. 
Srinagar
K.A-113
M/S PIONEER DEVELOPER
Dinesh Kumar
Anish Kumar
Subhankar Biswas
Partner

SIGNATURE OF THE DEVELOPER


Drafted by:



Alokendu Bandyopadhyay
Enl. No - WB-570/2004. Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Adv

Laser Setter:


Prasanna Paul

(17)

Memo of Consideration

✓ We, the land Owners do hereby Received a sum of **Rs. 5,00,000.00 (Rupees Five Lakhs)** Only from the within named Developer/s in the following memo:

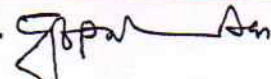
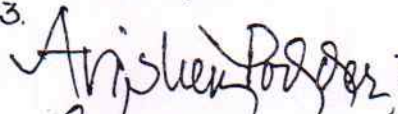
1. By an a/c. payee cheque, being no. 005001,
dated 22.06.2021, issued from BOB, Rs. 2,00,000.00
2. By an a/c. payee cheque, being no. 005002,
dated 22.06.2021, issued from BOB, Rs. 2,00,000.00
3. By an a/c payee cheque, being no. 005003,
dated 22.06.2021, issued from BOB, Rs. 1,00,000.00

Total: Rs. 5,00,000.00

In Word: **Rupees Five Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. 
Sukchan. Kot-115
Parul Biswas
Bimal m. Biswas
2. Anamalk Patra
Gopal Sethi Rd.
Kot-700115.
Anamalk Biswas
Maya Banerjee
3. 
Srisrinagar
Kot-113

SIGNATURE OF THE LAND OWNERS

UNDER RULE 44A OF THE I.R. ACT



Parul Biswas

(1) Name : **SMT. PARUL BISWAS**

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Parul Biswas

SIGNATURE OF THE PRESENTANT



Bimal K. Biswas

(2) Name : **SRI BIMAL KUMAR BISWAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Bimal K. Biswas

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI AMAL KUMAR BISWAS**

Amal Kumar Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Amal Kumar Biswas

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. MAYA BANERJEE**

Maya Banerjee

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

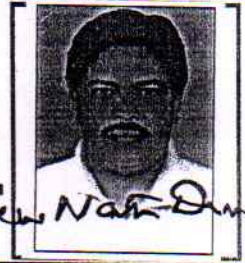
Maya Banerjee

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI BISWANATH DAS**

Biswanath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

Arun Kumar Jana

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SUBHANKAR BISWAS**

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

X
PHOTO
PASTED

X

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Payment Details

GRN: 192021220018373951
GRN Date: 21/06/2021 21:20:33
BRN : 318607388
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 21/06/2021 21:06:51
Payment Ref. No: 2000996528/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke Kolkata - 700110
Mobile: 9674975574
Depositor Status: Advocate
Query No: 2000996528
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2000996528/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000996528/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000996528/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-03767/2021	Date of Registration	25/06/2021
Deed No / Year	1524-2000996528/2021	Office where deed is registered	
Query Date	21/06/2021 12:17:38 PM	1524-2000996528/2021	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,06,50,003/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Patuatala Lane, Mouza: Sukhchar, , Ward No: 2, Holding No:30 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	RS-3379	RS-994	Bastu	Bastu	7 Katha	85,00,000/-	87,50,003/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					11.55Dec	85,00,000 /-	87,50,003 /-	






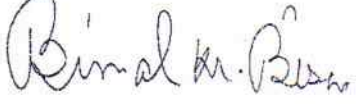



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	15,00,000/-	19,00,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	15,00,000 /-	19,00,000 /-	



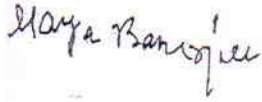


Word Details :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
	Smt Parul Biswas Wife of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021
Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office				
2	Mr Bimal Kumar Biswas Son of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021
Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office				
3	Mr Amal Kumar Biswas (Presentant) Son of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021
Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office				



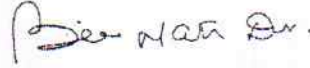


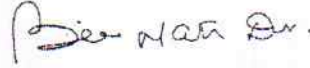


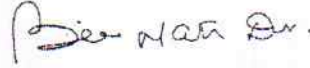


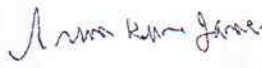


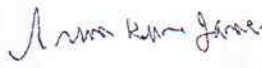


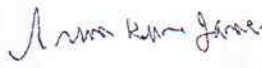


Name	Photo	Finger Print	Signature
Ms Maya Banerjee Daughter of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021
105, Rushikuiya, Godrej Prakriti, 187F/1, B. T. R, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office			

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER DEVELOPER 46/A, Patuatala Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

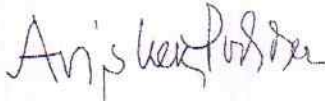
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office </td> <td>  Jun 25 2021 3:45PM </td> <td>  LTI 25/06/2021 </td> <td>  25/06/2021 </td> </tr> </tbody> </table> <p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office	 Jun 25 2021 3:45PM	 LTI 25/06/2021	 25/06/2021
Name	Photo	Finger Print	Signature						
Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office	 Jun 25 2021 3:45PM	 LTI 25/06/2021	 25/06/2021						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office </td> <td>  Jun 25 2021 3:45PM </td> <td>  LTI 25/06/2021 </td> <td>  25/06/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office	 Jun 25 2021 3:45PM	 LTI 25/06/2021	 25/06/2021
Name	Photo	Finger Print	Signature						
Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office	 Jun 25 2021 3:45PM	 LTI 25/06/2021	 25/06/2021						



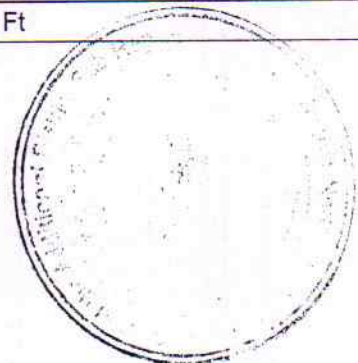
J. Ghat Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office			
		Jun 25 2021 3:46PM	LTI 25/06/2021	25/06/2021
2no. Subhash Nagar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, City:- Panihati, , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113			
	25/06/2021	25/06/2021	25/06/2021
Identifier Of Smt Parul Biswas, Mr Bimal Kumar Biswas, Mr Amal Kumar Biswas, Smt Maya Banerjee, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Parul Biswas	PIONEER DEVELOPER-2.8875 Dec
2	Mr Bimal Kumar Biswas	PIONEER DEVELOPER-2.8875 Dec
3	Mr Amal Kumar Biswas	PIONEER DEVELOPER-2.8875 Dec
4	Smt Maya Banerjee	PIONEER DEVELOPER-2.8875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Parul Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
2	Mr Bimal Kumar Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
3	Mr Amal-Kumar Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
4	Smt Maya Banerjee	PIONEER DEVELOPER-500.00000000 Sq Ft



06-2021

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.

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

Presented for registration at 14:04 hrs on 25-06-2021, at the Office of the A.D.S.R. SODEPUR by Mr Amal Kumar Biswas, one of the Executants.

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 1,06,50,003/-

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

Execution is admitted on 25/06/2021 by 1. Smt Parul Biswas, Wife of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 2. Mr Bimal Kumar Biswas, Son of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person, 3. Mr Amal Kumar Biswas, Son of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 4. Smt Maya Banerjee, Daughter of Late Paresh Nath Biswas, 105, Rushikulya, Godrej Prakriti, 187F/1, B. T. R, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-06-2021 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24 -Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 25-06-2021 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24 -Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

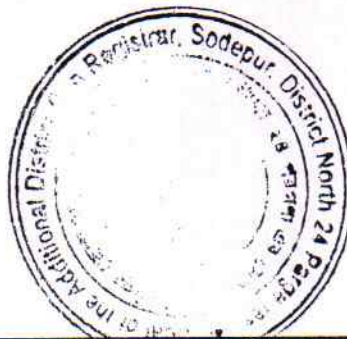
Execution is admitted on 25-06-2021 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2021 9:21PM with Govt. Ref. No: 192021220018373951 on 21-06-2021, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 318607388 on 21-06-2021, Head of Account 0030-03-104-001-16



of Stamp Duty

that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-,
ne = Rs 19,921/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 14107, Amount: Rs.100/-, Date of Purchase: 30/04/2021, Vendor name: Rana
Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2021 9:21PM with Govt. Ref. No: 192021220018373951 on 21-06-2021, Amount Rs: 19,921/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 318607388 on 21-06-2021, Head of Account 0030-02-103-003-02



Amrita Chakravorti

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.

ered in Book - I

ame number 1524-2021, Page from 147613 to 147658

ing No 152403767 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.07.07 12:43:31 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/07/07 12:43:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)