

Sl No. 3983/20

I-3839/20

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यामेव जयते

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2001578155/2020

F 954588

admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

01.12.2020  
02:00PM

01/12/20  
Sub-Registrar  
MIRZAPUR

Dilip K. Roy Barman  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas



SIDHESHANKAR & VISHNODEV  
DEVELOPERS

Remita Sinha

[Signature]

PARTNER

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this 01<sup>st</sup> the day of November 2020 (Two Thousand Twenty).

BETWEEN

*Dilip Kumar Roy Barman*  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHHI VINAYAK & VAISHNODEVI  
DEVELOPERS"

*Koushik Sinha*

*Sanjit Kumar Dutta*

PARTNER

**SRI DILIP KUMAR ROY BARMAN** (PAN: ACTPR8580P), son of Late Somnath Roy Barman, by faith - Hindu, Indian Citizen, by occupation - retired person, resident of Sindarpatty, under Purulia Municipality Ward No.-10, P.O + P.S & Dist.-Purulia, West Bengal, PIN - 723101.

AND

**SMT. MANJARI BISWAS** (PAN: DBJPB5667R), wife of Sri Jayanta Biswas, daughter of Late Somnath Roy Barman, by faith - Hindu, Indian Citizen, by occupation - house wife, resident of 214 Chinar Heights, Peer muchalla, Zirakpur, Punjab - 140603 represented by her lawful attorney **SRI DILIP KUMAR ROY BARMAN** (PAN: ACTPR8580P), son of Late Somnath Roy Barman, by faith - Hindu, Indian Citizen, by occupation - retired person, resident of Sindarpatty, under Purulia Municipality Ward No.-10, P.O + P.S & Dist.-Purulia, West Bengal, PIN - 723101.

(Vide Power of attorney no. 01/2016) here after called and referred to as the LAND LORD / OWNER (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 assignees etc.) of the FIRST PART.

AND


"**SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS**", a Partnership Firm (PAN: ADFFS6420E) having its Office at Purulia represented by its Partners **1.Sri Koushik Sinha** (PAN: AWAPS6846C), son of Sri Kishore Kumar Sinha, by faith-Hindu, By occupation-Business, by caste Kayeshta, resident of Old Police Line, ChabiBiri Bagan, P.O & Dist.-Purulia - 723101, West Bengal and **2.Sri Sanjit Kumar Dutta** (PAN: ADIPD3039R), son of Late Duhkha Bhanjan Dutta, resident of Kalitala Lane, Chowkbazar, within Purulia Town, P.S - Purulia Town, P.O-Purulia, District Purulia, PIN 723101, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successor, successors-interest and assigns) here-in-after referred to as DEVELOPER of the OTHER PART

AND WHEREAS the above named OWNERS of the land are OWNERS of the schedule below land and possessing the schedule land with valid right title interest and possession.

AND WHEREAS the OWNERS of the land is desirous to develop the Schedule-I property by raising multistoried building there on for his/their/her benefit.

AND WHEREAS the aforesaid property of the Schedule-I herein below the present OWNERS have intended to develop the same by constructing Multi-Storied Building thereon and as the present OWNERS have no infrastructural facilities and their lacuna of experiences in the arena of construction work, have decided to appoint partners of the DEVELOPER to develop the same and the DEVELOPER while coming to know the intention of the OWNERS agreed to develop the property and the OWNER also agreed with the proposal of the DEVELOPER and hence this deed of Development Agreement.

AND WHEREAS the LANDLORD / OWNERS have assured the developer that the said Property is free from all encumbrances, liens, attachment and mortgage of any nature whatsoever and howsoever and the owners are in peaceful possession of the said property. The

  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

\*SIDHHINAYAK & VECHNODEVI  
DEVELOPERS\*

  
Renuka Sinha



PARTNER

OWNERS have assured the DEVELOPER that they have marketable and saleable right and title over and above Schedule Property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the FIRST PARTY / LAND OWNER delivered peaceful possession of the Schedule Property to the SECOND PARTY / DEVELOPER in the execution of Deed of Development Agreement to the SECOND PARTY / DEVELOPER for the purpose of development and construction of multistoried building consisting of Residential and Commercial Independent Flat/ Apartment and the SECOND PARTY / DEVELOPER shall accordingly take over possession of the land in question for the aforesaid purpose.
2. That the FIRST PARTY / LANDOWNER have fully assured the DEVELOPER that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage, etc. AND there is no notice of the proposed multistoried building or buildings there on and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. That the FIRST PARTY / LANDOWNER further assured the DEVELOPER that apart from them no one else is/are entitled to or has/have any right and interest over the schedule property or any part thereof either as a partner or as the co-sharers and co-partner in joint family or otherwise the first PARTY / LAND OWNERS are not the BENAMDAR TRUSTEE for any one in respect of the schedule property and the FIRST PARTY / LAND OWNERS are fully entitled to transfer, convey, dispose and alienate the property in any manner to anyone as he/she/they think/s proper and fit his/her/their own and sole discretion.
4. That the FIRST PARTY / LANDOWNER also assured the DEVELOPER that the DEVELOPER will be in no manner liable for any of the outgoing and outstanding dues relate into the Schedule Land for the period prior to execution of this deed of Development Agreement and the same shall be sole liability and responsibility of the FIRST PARTY / LAND OWNER only.
5. That the SECOND PARTY / DEVELOPER do all acts and deeds necessary for relating to the development and construction of proposed multistoried building apartment consisting of Building Apartment, consisting of Independent Commercial Unit, Residential Flats, Garage, Parking Space, etc. in general only on specific reliefs written hereunder:-
6. That the reliefs have been given by the SECOND PARTY / DEVELOPER are as follows:-
  - a) To prepare and/ or revise the building plans of the proposed Multi-Storied Building on the land in question and to process and submit the same for approval and sanction from the Competent Authority concerned in this name or ether in the name of the LAND OWNER at the cost and expenses of the DEVELOPER.
  - b) To appoint technical person, architects, engineers, contractors, etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.

*Silpa Kr. Roy Barman &*  
Signature of Silpa Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHHIVAYAK & VAISHNODEVI  
DEVELOPERS"

*Monika Sinha.*

*[Signature]*

PARTNER

c) To make application to the concerned authorities in the name of the FIRST PARTY / LAND OWNER in respect to the name for sites.

7. That the FIRST PARTY / LAND OWNER and DEVELOPER are entitled to get the constructed area of the multistoried building constructed by the DEVELOPER through the DEVELOPER'S own finance, as per OWNER'S ALLOCATION and DEVELOPER'S ALLOCATION mentioned in below of this deed.

#### 8. OWNER'S ALLOCATION:

After construction of the entire multi-storied building the OWNERS shall be entitled to 45% of commercial super built up area and 40% of residential super built up area front to end portion of the building as per proportional share. That it is mentioned here that ground, first and second floor of the building will be the commercial area, but in case any of the commercial floor is finished in Residential Flats the OWNERS will get 40% share as his/their share.


#### 9. OWNER'S & DEVELOPER'S ALLOCATION

After deducting the said OWNER'S ALLOCATION the existing portion of the building of the Total Construction of the said constructed area of the building will be the DEVELOPER'S allocation.

@

| FLOOR   | OWNERS ALLOCATION   | DEVELOPERS ALLOCATION                          |
|---|---|--|
| Basement Floor  | One Two Wheeler Parking as per Item No. 10 here-in-under. | ---  |
| Ground Floor  | COMMERCIAL AREA<br>45% RESIDENCIAL AREA<br>40%            | COMMERCIAL AREA<br>55% RESIDENCIAL AREA<br>60% |
| First Floor   | COMMERCIAL AREA<br>45% RESIDENCIAL AREA<br>40%            | COMMERCIAL AREA<br>55% RESIDENCIAL AREA<br>60% |
| Second Floor  | COMMERCIAL AREA<br>45% RESIDENCIAL AREA<br>40%            | COMMERCIAL AREA<br>55% RESIDENCIAL AREA<br>60% |
| Third Floor   | RESIDENCIAL AREA 40 %                                     | RESIDENCIAL AREA 60%                           |
| Fourth Floor  | RESIDENCIAL AREA 40%                                      | RESIDENCIAL AREA 60%                           |
| Fifth Floor (if granted permission from Purulia Municipality) | RESIDENCIAL AREA 40%                                      | RESIDENCIAL AREA 60%                           |

It is mentioned here:-

  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

  
Manjari Biswas



PARTNER

- i) That the FIRST PARTY / LAND OWNERS will get 45% of the SALE PROCEEDS for commercial place in the Ground Floor to Second Floor of the building, the sale price of which shall be determined on the basis of mutual arrangement and consent, based on the prevailing market rate at the time of transfer, by both the parties viz. LAND OWNERS and the DEVELOPERS of this deed. However, if the 2<sup>nd</sup> Floor portion of the FIRST PARTY / LAND OWNERS cannot be sold as COMMERCIAL UNIT, then it will be retained by the FIRST PARTY / LAND OWNERS as per the terms and conditions laid down for residential units here-in-below.
- ii) That the FIRST PARTY / LAND OWNERS will get 40% share of the residential allocation in the Third Floor to Top Floor of the building and if the FIRST PARTY / LAND OWNERS get more space in the residential allocation than their scheduled allocation i.e. 40% constructed area (super built up). In the above residential space, in that case, they will pay @ INR 2500.00 per square feet (super built up area) to the DEVELOPERS at the time of transfer, similarly if the FIRST PARTY / LAND OWNERS get less than 40% share of the residential allocation in the Third Floor to Top Floor of the building, then the DEVELOPER shall pay @ INR 2500.00 per sq.ft. (Super built up area) to the FIRST PARTY / LAND OWNERS of this deed at the time of transfer. Again if the FIRST PARTY / LAND OWNERS intend to transfer their allocated area partly or in entirety to the DEVELOPER, then the DEVELOPER shall pay @ INR 2500.00 per sq.ft. (super built up area) to the FIRST PARTY / LAND OWNERS of this deed at the time of transfer. G.S.T is applicable as per Government Rule prevailing at the time of transfer.
- iii) That sketch map attached here with this deed will be a part of this deed for the purpose of disposition of the various units viz. Commercial Unit/ Flats / Unit designations, etc. of the building.
- iv) The OWNER'S allocated area will be the exclusive share of the OWNERS in which the DEVELOPERS and/or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. Similarly, the DEVELOPERS allocated portion will be their exclusive share unconcern with the OWNERS in which the OWNER and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. After obtaining the sanction plan the OWNERS and DEVELOPER shall jointly and mutually demarcate their own share on the sanctioned plan of the said proposed building as OWNER'S ALLOCATION and after such demarcation the balance portion of the proposed building will be treated as DEVELOPER'S ALLOCATION. Over the top roof of the aforesaid proposed multistoried building the DEVELOPER and the OWNERS will have the right in accordance with their proportionate share along with the parapet wall i.e. 40% OWNER'S ALLOCATION and 60% DEVELOPER'S ALLOCATION. It is further agreed and decided that the DEVELOPERS shall deliver the OWNER'S ALLOCATION of the full and complete to the OWNER free of cost, charge and encumbrances.

*Dilip Roy Barman*  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Kombik Sinha*

*[Signature]*

PARTNER

- v) In the event of sale process on the OWNERS ALLOCATION, the OWNERS will execute such deeds in OWNERS ALLOCATION as the owners shall be exclusively entitled to their own allocation having valid right, title, interest, ownership, etc. over its own allocation and the owners can sell, transfer, lease, let out etc. to any intending person at their own discretion.
- vi) The DEVELOPERS shall be exclusively entitled to DEVELOPER'S ALLOCATION only having valid right, title, interest there in as per this agreement with exclusive right to enter into agreement for sale, transfer, let out, lease, license over the same. If the DEVELOPERS intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the OWNER is required to the effect. The DEVELOPERS may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation. The DEVELOPERS as per their own discretion will be entitled to write or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no prior consent of the OWNERS is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the DEVELOPERS, the OWNERS shall give power through the registered deed of power of attorney to the DEVELOPERS allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive the money against that deed or the consideration money.
- vii) It is hereby further agreed that on completion of OWNERS allocated portion, the DEVELOPERS in writing, request the OWNERS to take possession of their allocated portion. If any dispute arises in between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within a reasonable time from the occurrence of such dispute.

10. That it is mutually agreed and decided by and between the parties i.e. OWNER and DEVELOPER that the OWNER shall remain bound to pay to the DEVELOPER the proportionate cost for Installation of Transformer and cost for corresponding Electric Connection for the actual area retained by them.

11. The OWNERS will be at liberty to use the common passage for taking vehicle into the basement floor of the building wherein they will be entitled to get one two wheeler parking.

12. It is also mentioned here that after construction of the building, if the OWNERS and the DEVELOPERS let out the commercial portion of the building jointly to any person, persons or any commercial institution or commercial market, the OWNERS and the DEVELOPER of the land will get rent as per their own share / allocation and the OWNERS and the DEVELOPERS shall bear the proportionate cost of expenses (as per their respective allocation /share) of the Interior and Exterior/ Façade decorative works, installation of service equipment/slike, Air

*Bilip Roy Barman*  
Signature of Bilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHHIMAYAK & VAISHNODEVI  
DEVELOPERS"

*Monika Sinha*

*Abhishek*

PARTNER

Condition, D. G Set, etc. if required to be provided as per business proposal and requirements of the said commercial institution. Prevailing G.S.T shall be considered as per the Government rules.

13. That the DEVELOPER having financial resources shall at its own costs and expenses provide all construction materials of standard quality for the purpose of completing the construction of the said building and shall entirely bear all the expenses relating to the aforesaid construction including payment of labour and other charges and also Govt. Fees and Duties, G.S.T and Other Taxes.

14. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction works uninterruptedly.


15. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of construction of the said buildings at the said premises.

16. That the DEVELOPER shall receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their allocated portion and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

17. The DEVELOPER will have full right to choose and decide on the engagement of Architect, Engineers, Lawyers, Contractors, Suppliers, Laborers, PF, ESI, etc. The DEVELOPER will also have full rights over the construction procedures, construction techniques and construction sequences. However, the landlord will also have the choice to cross-examine the standard of works in conformity to the relevant Indian Standards. So, the DEVELOPER will provide all such information like Reports on Geotechnical Investigation, Structural Analysis and Design, Material Testing, Architectural and Structural drawings, etc. from time to time as a TOKEN OF HONOUR AND GOOD GESTURE to the LAND OWNERS.

18. That the OWNERS do hereby undertake to sign on all papers or documents required for modification of specification in the plan for facilitating the lawful and proper construction and will have no right to raise any unreasonable objection in this matter or create any irrelevant interference or interruption during the period of this agreement when the DEVELOPER is lawfully going on with the works of construction in proper manner maintaining standard specification with standard materials. However, the DEVELOPER will handle other outside interferences without making the OWNERS involved in any manner whatsoever.

19. The DEVELOPER do hereby undertakes that after procuring the sanctions from the appropriate authorities, the said New Multistoried Building shall be constructed on the aforesaid property. The DEVELOPER undertakes to observe all rules and regulations as per statutory

  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHHINAYAK & VAISHNODEVI  
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Manjari Biswas



PARTNER

requirements and also accepts the obligation to observe all safety measures as may be needed to avert any damage to the adjoining properties and also to turn away any loss of life and/ or public properties whatsoever.

20. That it is hereby recorded that the DEVELOPER shall have the right to sell and/or transfer his allocated portion in the proposed building to any intending purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign on all relevant agreements including memo of consideration and to grant proper and valid receipt thereof.

21. That the parties hereto have entered into this agreement purely for the purpose of construction of a Multi Storied Building at the schedule land and nothing contained herein, which shall be deemed to construct a partnership between the parties in any other manner whatsoever.

22. That the DEVELOPER shall lawfully complete the entire constructional and allied works within the time limit of 2 years and 6 months (Two Years and Six months) from 01.12.2019.

23. Notwithstanding anything contained in above mentioned clause with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the DEVELOPER.

24. That if the DEVELOPER performs its part of the contract, then the OWNER shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions, stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNER in case of his / her death.

25. That if during the progress of construction, the said property or any part thereof is effected by any notice or notices of requisition or assignment of the Government or any Public body and is intended so to be acquired by the Government or any Public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to revise this agreement with mutual arrangement and consent with the OWNERS and in that case, the OWNER shall pay the appropriate cost of construction to the DEVELOPER if the OWNER receive any amount towards compensation from the authority concern.

26. That the OWNER agrees to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

27. That either of the parties shall not be entitled to sign and/or transfer this agreement to any other person firm/or corporation body.

28. The DEVELOPERS and the OWNERS shall be liable for payments of Direct and Indirect Taxes in respect of their Allocated Portions after completion of the construction of the new



*Dilip Roy Barman*  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHIVINAYAK & VAISHNODEVI  
DEVELOPERS"  
*Ranbir Sinha*  
*S. S. Sinha*

PARTNER

building. This is mandatory to have GST registration for all the parties present hereto in this agreement.

29. That the DEVELOPER shall complete the building as per the Specification mentioned in Schedule-2 of this deed.

**ARBITRATION**

All Disputes and Differences relating to this Agreement or its Interpretation shall be referred to the arbitration. One Arbitrator shall be appointed jointly by the Parties hereto and the commencement of reference and the award of the arbitrator is final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of Arbitration Act 1940 (Act. of 1940) and its statutory modifications and / or re-enactment thereof in force from time to time.

**JURISDICTION**

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceeding arising out of this present between the parties.

**SCHEDULE:1**

Dist - Purulia, P.S - Purulia(T), Additional District Sub Register office Purulia, J.L. No.260/66, Mouza - Raghobpur, under Purulia Municipality, Ward No. - 21, Desh Bandhu Road, in C/W Holding No.50, R.S.Khatian No. 1198, L.R.Khatian No. 3131 and 3132, R.S Plot No3882/P, Land Area - 1128.00 sq.ft.

**Bounded by in the**

- North - Plot of Subrata Roy Barman and Part of Debabrata Roy Barman.
- South - Desh bandhu Road.
- East - Plot of Subrata Roy Barman .
- West - Plot of Debabrata Roy Barman .

**SCHEDULE : 2**

**(SPECIFICATION OF CONSTRUCTION)**

- 1. MAIN STRUCTURE : R.C.C. Foundation and Framed Structure shall be exactly in compliance to the actual architectural planning from Basement to Top Floor. The construction work shall be carried out as per standard technical specification. The Structure shall be designed to withstand Dead Load, Live Load, Seismic Load and Wind Load as per the relevant I.S. Codes.
- 2 BRICK WORK : First Class Brick- Outside wall 10" / 8", Inside wall between flats 5" and partition wall 5" excluding plaster thickness. AAC Blocks may

*Dilip Kumar Roy Barman*  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

\*SIDHINAYAK & VAISHNODEVI  
DEVELOPERS\*

*Manish Sinha*

*Atul Sinha*

PARTNER

also be provided as per decision of the concerned Architect and Structural Engineer of the project.

- 3 WALL PLASTERING, PAINTING AND FINISHING : Sand-Cement Mortar Plaster on inside and outside walls, ceiling etc. as per standard specification. Plaster of Paris (PoP) finishing on the inside wall and ceiling only and outside wall plaster with suitable Snowcem painting.
- 4 FLOORING : Branded Floor Tiles (2'x2' Vitrified) including skirting, dado and window sills
- 5 KITCHEN / DINING CUM DRAWING : Kitchen Cabinet / Gas table and Sink (one) with Two water taps shall be finished with 2'-0" wide Black Stone (Kodappa) or Marbles Cladding suitably supported. White Glazed Tiles 2'-0" high shall be on the dado over the back of Black Stone/ Marble slab. One Branded white local wash basin with Two water taps shall be provided in the Dining cum Drawing room.
- 6 TOILET / W.C. : One Branded Anglo Indian style pan (White) and one Branded Western style pan (White), shall be provided. Flooring shall be done with Anti-skid Branded Floor Tiles (1'x1') including 6" thk. Skirting and Dado and window sills shall be finished with Wall Tiles (Glazed) for walls up to 5'-0" height. PVC Low down white local cistern, two CP Bib Cock point hot & cold, one CP shower Point and one geyser point shall be provided in one toilet with standard water connections for Hot and Cold water supply.
- 7 ELECTRICAL WORKS : All electrical wiring will be concealed or half concealed as follows:-Bed Rooms – Two Light, One Fan and One 5 amp Plug points, Dining/ Drawing – Two Light, One Fan and One 5 Amp Plug points including one plug point (5/ 15 AMP), Kitchen – One light point, One Exhaust Fan point and One Plug point (5/15 AMP).Bath Room/ W.C – One Light point and One Exhaust Fan and One Geyser point (5/ 15 AMP)

*Dilip Roy Barman*  
Signature of Dilip Roy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Ronika Sinha*

*Sh. Abhishek*

PARTNER

8 DOORS AND WINDOW

: Wooden frames with sal wood and commercial flush door for shutters on standard size fitting with handle and one standard lock, for each main door and standard fitting of each of the inside flush door. The PVC frame with palla will be fitted within each kitchen and toilet. Aluminum section windows including glass of 3mm thick and M.S. Grills shall be provided.

9 WATER SUPPLY,  
PLUMBING AND  
SANITATION

: Provisions for 24 hours water supply shall be made to the different flats and units through underground water reservoir and overhead tank by way of distribution of water supply line. This will include provisions for Fire Fighting requirements as per norms. The main source of water will be from deep tube-well. Suitable size over-head tank to cater the need as per standard practice will be constructed on the roof. A pump also will be fitted to lift the water from ground to overhead tank. A good network of pipe lines will be distributed to all the flats and units. PVC pipes (Hot and Cold) to be used for outer and inner water connections and PVC Hi-density sanitary pipes and Fittings will be provided as per standard specification. Suitable Storm Water Harvesting arrangement shall be made in this project.

10 ROOF :

The roof of the building will be finished with water proofing Grey Cast-in-Situ Concrete with net cement punning at top. The entire roof shall be covered with heat proof structural shed.

11. STAIRCASE, LIFT AND  
COMMON AREA

The Staircase, Lift and Common Area of all the floors, excepting the commercial area will be available for use.

12. EXTRA WORK

Other than the specification given herein the Owners will pay extra charges for any extra work in advance to the Developer with prior intimation to the Developer.

Note :- Signature with photo and fingers print of the parties are affixed on the Specimen copy annexed with this Deed.

*Dilip Kr. Roy Barman*  
Signature of Dilip Rpy Barman  
self and as a constituted  
attorney of Manjari Biswas

"SIDHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Kombike Sinha.*

*A. S. Sult*

PARTNER

IN WITNESS WHEREOF the parties here to have executed these presents on the Day and Year first above written.

Witnesses

1. Chhotam Sarkar  
Stolak. Tapan Sarkar  
Rathbala Namofara.  
Po - Namofaradist-Pulia

*Dilip Kr. Roy Barman*  
Signature of the OWNERS

(Dilip Kumar Roy Barman self and  
Constituted attorney of Manjari Biswas)

Signature of the PARTNERS OF DEVELOPERS

2. RAJU Das  
Purulia

1. *Kombike Sinha.*

2. *A. S. Sult*

Scribe - The Deed has been drafted as per instruction of the Parties and the Writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and fingers impression by their own hand and fingers.

Typed By  
*Chandni*

DRAFTED BY  
*Kumaresh Mehta*  
Deed Writer  
L.C. No - 129/PDL

SIGNATURE OF THE  
PRESENTED/EXECUTAN/  
SELLER/BUYER/CLAIMENT  
WITH PHOTO

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

N.B. – LH BOX – THUMB TO SMALL PRINT

R.H. BOX – THUMB TO SMALL PRINT

|   |    |   |   |  |   |   |
|---|----|---|---|--|---|---|
| <br><i>Dilip K. Py Banna</i> | LH |  |  |  |  |  |
|   | RH |  |  |  |  |  |

ATTESTED: *Dilip K. Py Banna*

|  |    |   |   |  |   |   |
|--|----|---|---|--|---|---|
| <br><i>Kambik Sinha</i> | LH |   |   |   |   |   |
|  | RH |  |  |  |  |  |

ATTESTED:- *Kambik Sinha*

|   |    |   |   |  |   |   |
|---|----|---|---|--|---|---|
| <br><i>H. K. Singh</i> | LH |  |  |  |  |  |
|   | RH |  |  |  |  |  |

ATTESTED:-



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

ভাস্করিকার আই ডি / Enrollment No.: 2010/23056/15994

To  
 কৌশিক সিন্ধা  
 Koushik Sinha  
 S/O: Kishor Kumar Sinha  
 CHABI BIRI BAGAN  
 PURULIA WARD NO 15  
 Puruliya (M)  
 Purulia  
 Puruliya Puruliya  
 West Bengal 723101  
 9232791949

20/08/2015  
 283696428



MP836964286FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6379 6997 3936**

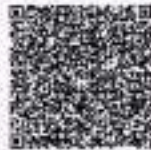
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



কৌশিক সিন্ধা  
 Koushik Sinha  
 পিতা : কিশোর কুমার সিন্ধা  
 Father : Kishor Kumar Sinha  
 জন্মতারিখ / DOB : 24/10/1981  
 পুরুষ / Male



**6379 6997 3936**

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ডব্বিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:  
 এস/ও: কিশোর কুমার সিন্ধা,  
 চাবি বিড়ি বাগান, পুরুলিয়া,  
 ওয়ার্ড নং 15, পুরুলিয়া (ম),  
 পুরুলিয়া, পুরুলিয়া, পশ্চিম বঙ্গ,  
 723101

Address:  
 S/O: Kishor Kumar Sinha, CHABI  
 BIRI BAGAN, PURULIA, WARD  
 NO 15, Puruliya (M), Puruliya,  
 Purulia, West Bengal, 723101

**6379 6997 3936**

1047  
 1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Koushik Sinha.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KOUSHIK SINHA  
KISHOR KUMAR SINHA

24/10/1987  
Permanent Account Number  
AWAPS6646C

*Koushik Sinha*  
Signature



*Koushik Sinha.*

ভারত সরকার  
Government of India

নসিত কুমার দত্ত  
Sanjit Kumar Dutta  
অপভোগিত / DOB : 23/09/1973  
পুরুষ / Male




7022 4780 0927

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

আধার  
ঠিকানা:  
S/O: দুঃখভঞ্জন দত্ত, চক বাজার  
কালিডোলা লেন, পুরুলিয়া ১৩  
ওয়ার্ড ১৩, পুরুলিয়া ১, পুরুলিয়া,  
পুরুলিয়া, পশ্চিম বঙ্গ, 723101

Address:  
S/O: Dukhobhanjan Dutta,  
CHOWK BAZAR KALITOLA  
LANE, PURULIA M WARD 13,  
Purulia - I, Purulia, Purulhya, West  
Bengal, 723101

7022 4780 0927

1987  
1800 303 1947

help@uidai.gov.in

www.uidai.gov.in

*Sanjit Kumar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी आय संख्या कार्ड  
Permanent Account Number Card

AY 2019-20

BUKHARIBHAI DUTTA

BUKHARIBHAI DUTTA

23/09/19



आयकर विभाग के कार्ड/कार्ड को प्रमाणित करने के लिए  
आयकर विभाग द्वारा जारी, एक एक से एक  
5 जी मॉडेल, सीडी प्रतीक  
आय नं. 341, फॉर्म नं. 28  
भारत सरकार, रीजियल ऑफिस, दिल्ली  
फोन - 411 016

आयकर विभाग के कार्ड/कार्ड को प्रमाणित करने के लिए  
आयकर विभाग द्वारा जारी, एक एक से एक  
5 जी मॉडेल, सीडी प्रतीक  
आय नं. 341, फॉर्म नं. 28  
भारत सरकार, रीजियल ऑफिस, दिल्ली  
फोन - 411 016

*At Kull*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DILIP KUMAR ROYBARMAN

SOMNATH ROYBARMAN

15/08/1954  
Permanent Account Number

ACTPR8580P

*Dilip K. Roy Barman*  
Signature



Self Attested  
Dilip K. Roy Barman  
26/11/2020



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

সদস্যপত্রের আইডি / Enrolment No. : 1058/19705/02187

07/05/2014

To  
 Dilip Kumar Roy Barman  
 দিলীপ কুমার রায় বর্মান  
 S/O: Somnath Roy Barman  
 SINDERPATTY  
 PURULIA MUNICIPALITY WARD no 10  
 Purulia - I  
 Purulia Puruliya  
 West Bengal - 723101



KL909578073FT  
 90957807



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9107 5445 2085**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দিলীপ কুমার রায় বর্মান  
 Dilip Kumar Roy Barman  
 পিতা: সোমনাথ রায় বর্মান  
 Father : Somnath Roy Barman

জন্মতারিখ / DOB: 15/10/1954  
 লিঙ্গ / Male

**9107 5445 2085**



আধার - সাধারণ মানুষের অধিকার

*Self Attested*  
 Dilip Kr. Roy Barman  
 30/11/2020

ভারত সরকার  
 Government of India



পেটেন সারকার  
 Chhotan Sarkar  
 পিতা : তপন সারকার  
 Father : Tapan Sarkar  
 জন্মতারিখ / DOB : 11/10/1985  
 লিঙ্গ / Male



4709 4478 8207

আমার আধার, আমার পরিচয়

ভারত সরকার  
 Unique Identification Authority of India

ঠিকানা:  
 এম/ও: তপন সারকার,  
 ১৬-৪০১৫, সনু টাওয়ার,  
 পুরুলিয়া (এম), পুরুলিয়া,  
 নামোপেরা, পশ্চিম বঙ্গ, 723103

Address:  
 S/O: Tapan Sarkar, F-4H, Sonu  
 Tower, Purulia (M), Purulya,  
 Namopera, West Bengal, 723103

4709 4478 8207

1917 [help@uidai.gov.in](mailto:help@uidai.gov.in) [www.uidai.gov.in](http://www.uidai.gov.in)

*Chhotan Sarkar*

### Major Information of the Deed



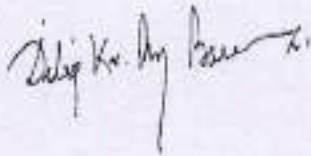
|  |  |                                 |            |
|--|--|---------------------------------|------------|
| Deed No :  | I-1402-03839/2020  | Date of Registration            | 01/12/2020 |
| Query No / Year  | 1402-2001578155/2020   | Office where deed is registered |            |
| Query Date   | 01/12/2020 10:05:11 AM   | 1402-2001578155/2020            |            |
| Applicant Name, Address & Other Details                      | KUMARESH MEHETA<br>BHUL,Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9434372623, Status :Deed Writer |                                 |            |
| Transaction  | Additional Transaction   |                                 |            |
| [0110] Sale, Development Agreement or Construction agreement |  |                                 |            |
| Set Forth value  | Market Value   |                                 |            |
| Rs. 2,00,000/-   | Rs. 21,93,337/-  |                                 |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |                                 |            |
| Rs. 5,000/- (Article:48(g))                                  | Rs. 7/- (Article:E)  |                                 |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                   |                                 |            |

#### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Deshbandhu Road, Mouza: Raghampur, JI No: 0, Pin Code : 723101

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-------------------|---------|-----------------|-------------------------|-----------------------|---------------------|
| L1                   | RS-3882     | RS-1198        | Bastu             | Bastu   | 1128 Sq Ft      | 2,00,000/-              | 21,93,337/-           | Property is on Road |
| <b>Grand Total :</b> |             |                |                   |         | <b>2.585Dec</b> | <b>2,00,000 /-</b>      | <b>21,93,337 /-</b>   |                     |

#### Land Lord Details :

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | Name   | Photo   | Finger Print  | Signature   |
|   | <b>Mr DILIP KUMAR ROY BARMAN (Presentant )</b><br>Son of Late SOMNATH ROY BARMAN<br>Executed by: Self, Date of Execution: 01/12/2020<br>, Admitted by: Self, Date of Admission: 01/12/2020 ,Place : Office |  |  |  |
|   |  | 01/12/2020  | LTI<br>01/12/2020   | 01/12/2020  |
| SINDAR PATTY, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2020 , Admitted by: Self, Date of Admission: 01/12/2020 ,Place : Office |  |   |   |   |



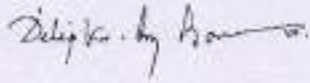
**2 Mrs MANJARI BISWAS**

Wife of Mr JAYANTA BISWAS 214 CHINAR HEIGHTS,,PEERMUCHALA JIRAKPUR, PUNJAB,, P.O:- ZIRAKPUR, P.S:- SADAR PATIALA, District:-Patiala, Punjab, India, PIN - 140603 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DBxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney



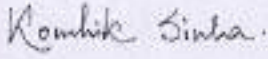
**Developer Details :**



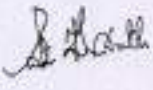
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Sidhhi Vinayak &amp; Vaishnodevi Developers</b><br>PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101 , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Attorney Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |  |  |   |
|--|---|--|--|---|
| 1  | Name  | Photo  | Finger Print   | Signature   |
|  | <b>Mr DILIP KUMAR ROY BARMAN</b><br>Son of Mr SOMNATH RPY BARMAN<br>Date of Execution - 01/12/2020, , Admitted by: Self, Date of Admission: 01/12/2020, Place of Admission of Execution: Office |  |  |  |
|  |   | Dec 1 2020 3:30PM  | LTI<br>01/12/2020  | 01/12/2020  |
| SINDAR PATTY,ward No.10, P.O:- PURULIA, P.S:- Purulia Muffassil, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs MANJARI BISWAS |   |  |  |   |

**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |   |   |   |
|--|---|---|---|---|
| 1  | Name  | Photo   | Finger Print  | Signature   |
|  | <b>Mr KOUSHIK SINHA</b><br>Son of Mr KISHORE KUMAR SINHA<br>Date of Execution - 01/12/2020, , Admitted by: Self, Date of Admission: 01/12/2020, Place of Admission of Execution: Office |  |  |  |
|  |   | Dec 1 2020 3:29PM   | LTI<br>01/12/2020   | 01/12/2020  |
| CHABIBIRI BAGAN, OLD POLICE LINE, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as ) |   |   |   |   |

| Name  | Photo  | Finger Print   | Signature   |
|---|--|--|---|
| <b>Mr Sanjit Kumar Dutta</b><br>Son of Mr Dukha Bhanjan Dutta<br>Date of Execution -<br>01/12/2020, , Admitted by:<br>Self, Date of Admission:<br>01/12/2020, Place of<br>Admission of Execution: Office  | <br>Dec 1 2020 3:30PM | <br>LTI<br>01/12/2020 | <br>01/12/2020 |
| Chowk Bazar Kalitola Lane, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as ) |  |  |   |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr Chhoton Sarkar</b><br>Son of Mr TAPAN SARKAR<br>RATH TALA NAMOPARA, P.O:-<br>NAMOPARA, P.S:- Purulia Town, Purulia,<br>District:-Purulia, West Bengal, India, PIN -<br>723103 | <br>01/12/2020 | <br>01/12/2020 | <br>01/12/2020 |
| Identifier Of Mr DILIP KUMAR ROY BARMAN, Mr Koushik Sinha, Mr DILIP KUMAR ROY BARMAN, Mr Sanjit Kumar Dutta   |   |   |   |

**Transfer of property for L1**

| Sl.No | From                      | To. with area (Name-Area)                          |
|-------|---------------------------|--|
| 1     | Mr DILIP KUMAR ROY BARMAN | Sidhhi Vinayak & Vaishnodevi Developers-1.2925 Dec |
| 2     | Mrs MANJARI BISWAS        | Sidhhi Vinayak & Vaishnodevi Developers-1.2925 Dec |

On 01-12-2020

**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 14:00 hrs on 01-12-2020, at the Office of the A.D.S.R. PURULIA by Mr DILIP KUMAR ROY BARMAN , 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 21,93,337/-

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

Execution is admitted on 01/12/2020 by Mr DILIP KUMAR ROY BARMAN, Son of Late SOMNATH ROY BARMAN, SINDAR PATTY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Retired Person

Indetified by Mr Chhoton Sarkar, , Son of Mr TAPAN SARKAR, RATH TALA NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business

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

Execution is admitted on 01-12-2020 by Mr KOUSHIK SINHA, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Indetified by Mr Chhoton Sarkar, , Son of Mr TAPAN SARKAR, RATH TALA NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business

Execution is admitted on 01-12-2020 by Mr Sanjit Kumar Dutta, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Indetified by Mr Chhoton Sarkar, , Son of Mr TAPAN SARKAR, RATH TALA NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business

**Executed by Attorney**

Execution by Mr DILIP KUMAR ROY BARMAN, , Son of Mr SOMNATH RPY BARMAN, SINDAR PATTY, ward No.10, P.O: PURULIA, Thana: Purulia Muffassil, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Retired Person as the constituted attorney of Mrs MANJARI BISWAS 214 CHINAR HEIGHTS, PEERMUCHALA JIRAKPUR, PUNJAB, P.O: ZIRAKPUR, Thana: SADAR PATIALA, , Patiala, PUNJAB, India, PIN - 140603 is admitted by him

Indetified by Mr Chhoton Sarkar, , Son of Mr TAPAN SARKAR, RATH TALA NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-



**Payment of Stamp Duty**


Certified that required Stamp Duty payable for this document is Rs. 5,000/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 17448, Amount: Rs.5,000/-, Date of Purchase: 01/12/2020, Vendor name:

Debdas Bhattacharya

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



**Ruhul Amin**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. PURULIA**  
**Purulia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2020, Page from 153100 to 153126  
being No 140203839 for the year 2020.



Digitally signed by RUHUL AMIN  
Date: 2020.12.08 12:49:37 +05:30  
Reason: Digital Signing of Deed.

*Ruhul*

(Ruhul Amin) 2020/12/08 12:49:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)