

S-1589/2021

1583  
I-1589/2021



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

G 447657

G 447667

पि/21/1043528/2021

Sajjan Kumar Agarwal

: 1 :

**DEED OF SALE**

NOTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADL. OFF. REGISTRAR DELHI

*[Signature]*  
16/7/2021

16 JUL 2021

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling



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

Stamp Purchased from JFG Treasury-1

Total Value 5000/-

Full Address Siliguri

PURCHASER Mrs. N. S. Das

Sl. No. 2861 Date 5.5.2021



:2:

*Sejjan Kumar Agarwal*

**CONVEYANCE :-**

MOUZA - SILIGURI  
P.S. - SILIGURI  
DISTRICT - DARJEELING  
AREA - 13 Kathas together with One Storied Residential Building Standing thereon.  
CONSIDERATION - Rs 5,92,00,000/-  
J.L NO. - 110 (88)  
R.S. PLOT NO. - 3178  
R.S. KHATIAN NO. - 1429

**SILIGURI MUNICIPAL CORPORATION AREA**

**THIS INDENTURE MADE ON THIS THE 16<sup>th</sup> DAY OF JULY 2021.**

**BETWEEN**

16 JUL 2021

ADDITIONAL DISTRICT REGISTRAR  
Solemnly Sworn to



: 3 :

*Sajjan Kumar Agarwal.*

**SRI SAJJAN KUMAR AGARWAL**, Son of Late Madan Lal Agarwal (PAN:ADFP9909G), Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**FIRST PART**

**AND**

"**NEEV NIRMAAN**", a Partnership Firm, (PAN: AASFN7165P), having its office at China Plaza, Seth Srilal Market, P.O. and P.S.-Siliguri, District - Darjeeling, in the State of West Bengal, represented by two of its Partners **1) SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Thirani Mill Compound, 3<sup>rd</sup> Lane, Millanpally, P.O. & P.S. Siliguri, District Darjeeling and **2) SRI NARAYAN PRASAD AGARWAL**, Son of Sri Shree Chand Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Uttar Rathkhola, Bhimram, P.O. & P.S. Naxalbari, District Darjeeling - hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the "**SECOND PART**."

WHEREAS the abovenamed Vendor **SRI SAJJAN KUMAR AGARWAL** had acquired land measuring 13 Kathas by virtue of a Registered Deed of Partition, dated 07.08.1987, being Document No. 1-5356, for the year of 1987 and the same was registered at the office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS abovenamed vendor thereafter had constructed one storied Residential building measuring 1000 sq.ft. on part of the aforesaid land .

16 JUN 2021

16 JUN 2021



Sajjan Kumar Agarwal

: 4 :

AND WHEREAS in the manner aforesaid the abovenamed Vendor became the owner of land measuring 13 Kathas together with one storied Residential building standing thereon measuring 1000 sq.ft. and ever since then he is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Vendor being in need of money have offered for sale his land measuring 13 Kathas together with one storied Residential building standing thereon measuring 1000 sq.ft. for a total consideration of Rs.5,92,00,000/- (Rupees Five Crores Ninety Two Lacs Only) and the aforesaid land and building are fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land measuring 13 Kathas together with one storied Residential Building standing thereon for a total consideration of Rs.5,92,00,000/- (Rupees Five Crores Ninety Two Lacs Only) and the aforesaid land and building are fully described in the Schedule below.

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said offer and acceptance and also in consideration of Rs.5,92,00,000/- (Rupees Five Crores Ninety Two Lacs Only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land and building as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land and building hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

16 JUL 2021

16 JUL 2021  
16 JUL 2021

*[Handwritten signature]*





Sajjan Kumar Agarwal.

: 5 :

And the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land and building as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land and building hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land and building hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed .

THE VENDOR FURTHER DECLARES that the entire land and building forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor ~~on the date of~~ these presents.

**SCHEDULE**

All that piece or parcel of aforesaid homestead land measuring 13 Kathas together with more than 10 years old one storied Residential Building measuring 1000 Sq.ft. with cemented flooring standing thereon, situated within Mouza: Siliguri, appertains to R.S. Plot No. 3178, recorded in R.S Khatian No. 1429, Pargana Baikunthapur, J.L. No.110 (88) within the jurisdiction of P.S. Siliguri, in the District: Darjeeling. The said land and building is situated in **Ward No. 9 of Siliguri Municipal Corporation Area at Burdwan Road, (Road Zone: Jhankar More - Jalpai More).**

**The said land and building are bounded and butted as follows :-**

- North ... Land of Durga Prasad Agarwala and others
- South ... Land of Niranjantal Agarwala @ Shah
- East ... Land of Durga Prasad Agarwala
- West ... 60 feet wide Burdwan Road

16 JUL 2021  
Sd/- Mr. Dr. Dattatraya  
Asst. Sub-Registrar



:6:

IN WITNESS WHEREOF the Vendor does hereunto set his hand on the day, month and year first above written.

WITNESSES:-

1. *As per by*  
*3/0 Sri Anuradha Roy*  
*Post Chayan Para*  
*P.O. - Ahogamati*  
*P.S. - Bhaktiragon*  
*Dist - Jalpaiguri*

*Sajjan Kumar Agarwal.*

VENDOR

2. *Subrata Gan Prasad*  
*Stocate Sishir Kumar Prasad*  
*South Bhaktiragon*  
*P.O. PS Siliguri*  
*Dist Darjeeling*

Drafted by me and

Printed in my office :-

*Manoj Agarwal*

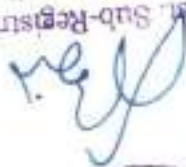
MANOJ AGARWAL

Advocate, Siliguri.

Enrolment No. F-505/434/1997

16 JUL 2021

ADDL. Dist. Sub-Registrar  
Sikpatan-I, Dt. Darjeeling



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					


Sajjan Kumar Agarwal  
Sajjan Kumar Agarwal

Sajjan Kumar Agarwal  
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Dipal Khudha

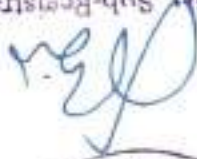
NEEV NIRMAAN  
Dipal Khudha  
Signature Partner

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NEEV NIRMAAN  
Sajjan Kumar Agarwal  
Signature Partner

16 JUL 2021

ADDL. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling



সিলিগুরি-১, ডি. দার্জিলিং  
অতিরিক্ত ডি. সাব-রেজিস্ট্রার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADEPA9909G

नाम / Name  
SAJJAN KUMAR AGARWAL

पिता का नाम / Father's Name  
MADAN LAL AGARWAL

जन्म की तिथि / Date of Birth  
25/06/1952

*Sajjan*  
संस्थापक / Signature



Sajjan Kumar Agarwal

यदि कार्ड खो जाये / यदि यह कार्ड किसी को मिले / खोजे /  
अपकृत रूप में प्रयोग हो जाये, तो कृपया तुरंत  
5 वीं मंजिल, मॉडल कॉलोनी, प्लॉट नं. 341, सर्वे नं. 997/8,  
मिडल कोलनी, नज़द देग जंगल चौक,  
पुणे - 411 016.

If this card is lost / someone's has card is found  
please inform / return to :-  
Income Tax PAN Services Unit, NSDL,  
5th floor, Model Colony,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Dargah Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8061  
e-mail: [unit@nsdl.com](mailto:unit@nsdl.com)



ভারত সরকার

Government of India



সাজ্জান কুমার আগারওয়াল  
Sajjan Kumar Agarwal  
পিতা : মদন লাল আগারওয়াল  
Father : MADAN LAL AGARWAL

সফটওয়্যার ID: 25051952  
সঙ্গ / Male



4040 8528 6355

আমার - সাধারণ মানুষের অধিকার

*Sajjan Kumar Agarwal.*



আমার

ভারত সরকারের অনন্য আইডি কার্ড

Unique Identification Authority of India

ঠিকানা: মদন লাল আগারওয়াল  
সিটি কর্পোরেশন (সিটি), সিটি মার্কেট  
কলকাতা, পশ্চিম বঙ্গ

Address: BURDWAN ROAD  
SLIGURU, Sliguri (M. Corp.),  
Coochbehar, Sliguri Bazar,  
West Bengal, 734006

4040 8528 6355



www.uidai.gov.in

UID@uidai.gov.in

www.uidai.gov.in



आयुष्य विभाग  
INDIAN NATIONAL MISSILE



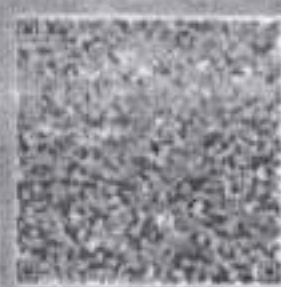
भारत सरकार  
GOVT OF INDIA

प्रमाणित आयुष्य निरीक्षण कार्ड  
Prमाणित आयुष्य निरीक्षण कार्ड

AASFN7165P

श्री. निरीक्षण  
NEEV NIRMALAN

वैधता तिथि  
20/10/2021



यह कार्ड केवल निरीक्षण के लिए है।  
यह कार्ड केवल निरीक्षण के लिए है।  
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यह कार्ड केवल निरीक्षण के लिए है।

*Rajeev Nirmalan*

*Devi Sankar*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1215/90288/02254

To  
নারায়ন আগরওয়াল  
NARAYAN AGARWAL  
UTTAR RATHKHOLA  
Bhimram  
Naksabari Darying  
West Bengal 734429

mn0703



MN070780935DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2385 7765 2554**

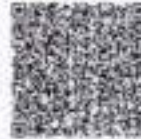
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



নারায়ন আগরওয়াল  
NARAYAN AGARWAL  
পিতা : শ্রী চন্দ্র আগরওয়াল  
Father : SHREE CHAND AGARWAL  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



**2385 7765 2554**

আধার - সাধারণ মানুষের অধিকার

*Signature*



भारत सरकार  
Government of India



Download Date: 23/02/2021



दीपक मुंधरा  
Dipek Mundhra  
जन्म तिथि/DOB: 27/10/1981  
पुरुष/ MALE

Issue Date: 11/02/2021

5917 9711 7075  
VID : 9122 6567 4805 0623

मेरा आधार, मेरी पहचान

*Dipek Mundhra*

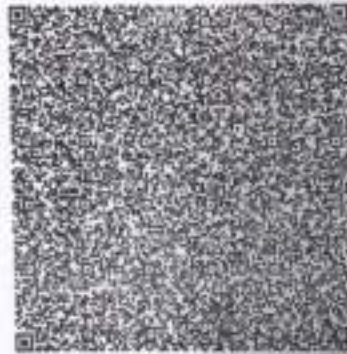


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
तीसरा फ्लोर प्लॉट 9, पंचवटी हाउसिंग कॉम्प्लेक्स, सेवोके  
मार्ग, भक्तीनगर, सिलिगुरी मुनिसिपल कॉर्पोरेशन, जल्पागुरी,  
वेस्ट बंगाल - 734008

Address:  
3rd Floor Plot 9, Panchwati Housing  
Complex, Sevoke Road, Bhaktinagar, Siliguri  
Municipal Corporation, Jalpaiguri,  
West Bengal - 734008



5917 9711 7075  
VID : 9122 6567 4805 0623

1947

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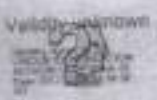
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Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির সংখ্যা/Enrolment No.: 1178/39155/00268

To  
গোপাল রায়  
Gopal Roy  
S/O: Guneshwar Roy  
Chayan Para East, Dabgram, Bhaktinagar,  
Jalpaiguri  
Dabgram (P)  
Jalpaiguri Ghugumali  
West Bengal - 734006  
8927233857

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আপনার আধার সংখ্যা / Your Aadhaar No. :

**8634 8100 2136**

আমার আধার, আমার পরিচয়

*Gopal Roy*

ভারত সরকার  
Government of India

গোপাল রায়  
Gopal Roy  
জন্মতারিখ/ DOB: 30/10/1996  
পুরুষ / MALE




**8634 8100 2136**

আমার আধার, আমার পরিচয়

## Major Information of the Deed

Deed No :	I-0402-01583/2021	Date of Registration	16/07/2021
Query No / Year	0402-2001043528/2021	Office where deed is registered	
Query Date	26/06/2021 4:14:23 PM	0402-2001043528/2021	
Applicant Name, Address & Other Details	SUNAYANA ROY SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7407258111, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 5,92,00,000/-	Rs. 5,92,31,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 41,46,208/- (Article:23)	Rs. 5,92,327/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



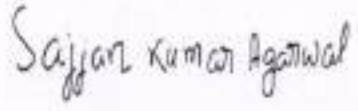
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3178	RS-1429	Bastu	Bastu	13 Katha	5,85,00,000/-	5,85,00,006/-	Width of Approach Road: 60 Ft.,
<b>Grand Total :</b>					<b>21.45Dec</b>	<b>585,00,000 /-</b>	<b>585,00,006 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	7,00,000/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>7,00,000 /-</b>	<b>7,31,250 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SAJJAN KUMAR AGARWAL (Presentant )</b> Son of Mr MADAN LAL AGARWAL Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 16/07/2021 ,Place : Office	<b>Photo</b>  16/07/2021	<b>Finger Print</b>  LTI 16/07/2021	<b>Signature</b>  16/07/2021
BURDWAN ROAD, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9G, Aadhaar No: 40xxxxxxxx6355, Status :Individual, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 16/07/2021 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>NEEV NIRMAAN</b> CHINA PLAZA, SETH SRILAL MARKET, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Shri Dipak Mundhra</b> Son of Shri Bijay Kumar Mundhra Milanpally, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEEV NIRMAAN (as Partner)			
2	<b>Shri Narayan Prasad Agarwal</b> Son of Shri Shree Chand Agarwal Uttar Rathkhola, City:- , P.O:- Naxalbari, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEEV NIRMAAN (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOPAL ROY</b> Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, , P.O:- GHOOGOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	 16/07/2021	 16/07/2021	 16/07/2021

Identifier Of Mr SAJJAN KUMAR AGARWAL, Shri Dipak Mundhra, Shri Narayan Prasad Agarwal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAJJAN KUMAR AGARWAL	NEEV NIRMAAN-21.45 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAJJAN KUMAR AGARWAL	NEEV NIRMAAN-1000.00000000 Sq Ft

On 16-07-2021

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:59 hrs on 16-07-2021, at the Office of the A.D.S.R. SILIGURI by Mr SAJJAN KUMAR AGARWAL ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,92,31,256/-

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

Execution is admitted on 16/07/2021 by Mr SAJJAN KUMAR AGARWAL, Son of Mr MADAN LAL AGARWAL, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr GOPAL ROY, , , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,92,327/- ( A(1) = Rs 5,92,313/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,92,327/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2021 11:04AM with Govt. Ref. No: 192021220023306041 on 01-07-2021, Amount Rs: 5,92,327/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 63941046 on 01-07-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 41,46,208/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 41,41,208/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2861, Amount: Rs.5,000/-, Date of Purchase: 05/05/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2021 11:04AM with Govt. Ref. No: 192021220023306041 on 01-07-2021, Amount Rs: 41,41,208/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 63941046 on 01-07-2021, Head of Account 0030-02-103-003-02

*Surajit Biswas*

**Surajit Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040201583 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.07.28 18:02:12 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/07/28 06:02:12 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)