

SALE DEED

This Sale Deed is made on this the **Dated**.....

BETWEEN

(1) SANJAY SAHAY (UID- XXXX XXXX 6104) **(2) SAMIR KUMAR** (UID- XXXX XXXX 8647) both sons of Late Anand Mohan Sahay, grandsons of Late Balgovind Sahay **(3) KUMAR PRASHANT** (UID- XXXX XXXX 4007) **(4) RIDHI SAHAY** (UID- XXXX XXXX 8432) **(5) RICHA SAHAY** (UID- XXXX XXXX 2166) son and daughters of Late Dr. Birendra Sahay, grandson and grand-daughters of Late Madanmohan Sahay **(6) ANKUR ANAND** (UID- XXXX XXXX 3182) son of Late Meera Sahay and Vinod Kumar Verma, grandson of Late Shambhu Nath Verma **(7) MEETA SAHAY** (UID- XXXX XXXX 5327) **(8) KUMUD SAHAY** (UID- XXXX XXXX 5521) **(9) PRABHA SAHAY** (UID- XXXX XXXX 1597) **(10) BIBHA SAHAY** (UID- XXXX XXXX 3845) all daughters of Late Krishna Mohan Sahay, granddaughters of Late Balgovind Sahay **(11) MUKUL KUMAR** (UID- XXXX XXXX 9317) son of Late Prem Mohan Sahay, grandson of Late Balgovind Sahay **(12) JYOTI KUMARI** (UID- XXXX XXXX 9954) Wife of Late Ujjwal Kumar, daughter of Late Harindra Narayan, granddaughter of Late Prem Mohan Sahay, all by Faith-Hindu, by Caste- General, Excluded from CNT Act 1908, all resident of Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Jharkhand through Development Agreement to their constituted executor **NISITH KESHARI CONSTRUCTIONS PVT. LTD. (PAN-AADCN2392Q)** having its registered office at- 221, First Floor, Tirath Mansion, Near Over Bridge, 5, Main Road, P.S. Chutia, District Ranchi, Jharkhand, through its Director **PARITOSH KESHRI** (UID- XXXX XXXX 2318) son of Late Nawal Kishore Keshri, grandson of Late Ram Lakhan Saw, by Faith- Hindu, by Caste- General, Excluded from CNT Act 1908, by Occupation- Business, resident of HIG-21, Argora Housing Colony, P.S. Argora, District- Ranchi, Jharkhand registered as Document No. 2024/RAN/1489/BK1/1355 in Book No. BK1, Volume No. 170 from Page No. 1 to 116, dated 17.02.2024 u/s 5(1)&(2) of Jharkhand Apartment (Shop/office space) Ownership Act 2011 (hereinafter called the **VENDORS/FIRST PARTY**) of the **ONE PART**.

AND

.....**S/O**.....by Faith-
....., by Occupation-
R/O....., (hereinafter called the **VENDEE/PURCHASER**) of the **SECOND PART**.

UID-

PAN-.....

AND

NISITH KESHARI CONSTRUCTIONS PVT. LTD. through its Director **PARITOSH KESHRI** son of Late Nawal Kishore Keshari, grandson of Late Ramlakhan Saw, R/o- HIG-21, Argora Housing Colony, P.S. Argora, District-Ranchi, hereinafter called the **BUILDER/CONFIRMING PARTY** of the **THIRD PART**;

The terms and expression VENDORS, PURCHASER and DEVELOPER wherever used in these presents, unless excluded by or repugnant to the subject or context shall always mean and include their respective legal heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

WHEREAS the First Party are absolute owners seized peaceful possession and having well and sufficient right, title and interest over 20.20 Decimals (more or less) with structure being portion of M.S. Plot No. 1476 and 1477, M.S. Holding No. 312 and 311 (Old) New Holding No. 0220005813003Z0 within Ward No. I (Old) New Ward No. 22, situated at Village- Ranchi, Swami Sharaddhanand Road, Thana No. 205, P.S. Kotwali, District- Ranchi, free from all sort of encumbrances.

AND WHEREAS the name of Balgovind Sahay is recorded as Owner and occupier in Municipal Survey Record of Rights published in the year 1929.

AND WHEREAS the said recorded Landowner Balgovind Sahay died leaving behind four sons namely Dr. Madanmohan Sahay, Sri Krishna Mohan Sahay, Sri Anand Mohan Sahay and Sri Prem Mohan Sahay as his legal heirs and successors, who jointly inherited the aforesaid property.

AND WHEREAS the said Madanmohan Sahay died leaving behind only son Birendra Sahay, who also died leaving behind son Kumar Prashant and daughter Richa Sahay and Ridhi Sahay, who jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

AND WHEREAS Krishna Mohan Sahay died leaving behind five daughters Late Meera Sahay, Meeta Sahay, Kumud Sahay, Prabha Sahay and Bibha Sahay, Meera Sahay Died leaving behind only Son Ankur Anand who also jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

AND WHEREAS the said Anand Mohan Sahay died leaving behind two sons namely Sanjay Sahay and Samir Kumar, who jointly inherited 1/4th share of scheduled property and came in peaceful possession over the same.

AND WHEREAS Prem Mohan Sahay also died leaving behind two sons Mukul Kumar and Ujjwal Kumar, whereas the said Ujjwal Kumar died leaving behind wife Jyoti Kumari, who jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

AND WHEREAS the Landowners/First Parties have got their respective name mutated in Town Anchal, Ranchi through Rent Fixation vide Case No. 146R27/2005-06, 951R27/2022-23 and 953R27/2022-23, the landowners have also got their name mutated in Ranchi Municipal Corporation Ranchi through Holding No. 0220005813003Z0 and are paying rent/taxes regularly to the State Govt.

AND WHEREAS the LAND OWNERS have approached and offered the BUILDER to develop their landed property and construct a multi-storied residential-cum-commercial building namely “**BALGOVIND SAHAY TOWER**” thereon according to the map duly sanctioned by the Ranchi Municipal Corporation, Ranchi vide its **B.C. Case No. RMC/BP/0330/W18/2022 dated 31.12.2023**. The BUILDER has accepted the offer and hereto agreed to develop the landed property on the terms and conditions hereinafter appearing.

That the DEVELOPER shall develop and construct multi-storied residential-cum-commercial Building namely “**BALGOVIND SAHAY TOWER**” spread over B+G+1st Floor to 4th Floor in which basement is reserved for car parking space and Ground Floor, First Floor and Second Floor are commercial space/unit whereas Third Floor and Fourth Floor are residential/dwelling unit over the land of First Schedule strictly as per sanctioned plan by the R.M.C. Ranchi and the DEVELOPER shall abide by the rules, regulations, bye-laws of R.M.C. Ranchi and all the obligations under the law shall be completed by the DEVELOPER in this regard.

AND WHEREAS pursuant of the Development Agreement the share's of landowners as well as Vendors has been separated and allotted to the landowners as Owner's Allocation and also allotted to the Builder as Builder's Allocation.

The Purchaser is desirous to purchase one Shop/Office Space out of Builder's Allocation in “**BALGOVIND SAHAY TOWER**” being Shop/Office **Space No.** having a super built-up area **..... Sq.Ft.** on the Ground Floor including with common car parking space and all common facilities on full and final consideration of **Rs.**/-.

NOW THIS AGREEMENT WITNESSETH as follows :-

- In consideration of **Rs.**/- (**Rs.**) the Vendors are agreed to sell and the Purchaser agreed to purchase one Shop/Office **Space No.**..... having a super built-up area**Sq.Ft.** on the Ground Floor including with common car parking space and all common facilities of the proposed building namely “**BALGOVIND SAHAY TOWER**” considering of **Rs.**/-out of Builder’s Allocations.
1. That the Purchaser has paid to the Developer, a sum of **Rs.**/- (.....) vide **Ch. No./NEFT/RTGS No.** Bank-..... **dated** as advance money, whereof the Developer hereby acknowledged the receipt whereof.
 2. The Purchaser shall pay to the Developer, the balance amount for the said shop/office space described in the Second Schedule amounting to **Rs.**/- as per payment schedule mentioned in the Eighth Schedule hereunder written, and in event of default of the same, then the Developer shall be entitled to forfeit the earnest amount, which is a security for future timely payments of the balance consideration amount.
 3. Time of completion of project shall be 18 months from the date of commencement of work. The time shall be extendable by 6 months as a grace period without any financial implication as may happen due to unforeseen circumstances. The above time prescribed under the Contract for Completion of Project will not include any time wasted due to Force Majeure being an extraordinary event of circumstances beyond the control of the Developer, such as a war, strike riot crime, or an event described by the legal term act of God (hurricane, flood, earthquake, volcanic eruption etc.), prevents the Developer from fulfilling his obligations under the contract.
 4. In case booking is cancelled by the Seller or Purchaser, the amount will be refunded after deducting the applied GST, without any interest.
 5. In the event of the Purchaser making default in payment of any of the said installments/dues on the respective due dates as aforesaid and without prejudice to the rights of the Developer to treat such default as a breach of this Agreement and cancel this Agreement, and in event of loss caused to the Developer due to non-payment of the balance consideration amount, then the Purchaser shall be liable to pay to the Developer damages by way of interest at the rate of 12% per annum on the amount of the installment/s and/or dues in arrears for the period of the delay in payment of such installment/s and/or dues. However, no interest shall be given to the

purchaser against the payment made as part of the consideration of the shop/office space.

6. The Purchaser agrees to pay to the Developer the amount in the manner as specified in the Eighth Schedule hereunder written, and time in that behalf shall be treated as the essence of this contract, and in non-performance of timely payment of the balance consideration amount by the Purchaser/Purchasers, the instant contract shall at the option of the Developer, shall be cancelled/ terminated/ rescinded by invocation of the forfeiture clause/ with or without claims of damages / loss caused to the Developer, as the case may be. All charges in respect of any additional work or alteration in the shop/office space constructed in the said floor space as may be incurred by the Developer for the Purchaser shall be payable to the Developer before possession/delivery to the Intending Purchaser.
7. That after completion of the said **“BALGOVIND SAHAY TOWER”** a Multistoried Residential-cum-Commercial Building at Ranchi (Swami Sharaddhanand Road) the developer shall fix a date for registration of sale deed and possession of the shop/office spaces to its intending purchaser/purchasers and the same will be intimated to the purchaser thirty days in advance, however possession of the shop/office space shall be given to the purchaser with the registration of sale deed in his favor.
8. That upon receiving full & final payment of the consideration amount of the shop/office spaces from the purchaser/purchasers; the Developer shall deliver the possession of the shop/office space after execution and registration of sale deed in his/her favour.
9. That the Developer itself or through its nominated Agency shall maintain the **“BALGOVIND SAHAY TOWER”** multistoried Building and shall pay all charges or various Government duties, taxes, security guards, common electric expenses and other miscellaneous expenses relating to the said property, on the amount received from the shop/office space/Flat (Society) owners or its inmates as to their proportionate share of expenses as **MAINTENANCE CHARGE** .
10. That from the date fixed as possession date the developer will charge one-year maintenance charge in advance from all shop/office space owners of **“BALGOVIND SAHAY TOWER”** at Swami Sharadhanand Road, Ranchi Jharkhand. The amount thus collected will be treated as Maintenance Charges.
11. The Purchaser, with intention to bring all persons into whomsoever hands the said premises may come, does hereby covenant with the Developer and also on behalf of the future **SHOP/OFFICE SPACE OWNERS ASSOCIATION** to forward as follows:

- (a) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building or storing of goods which is objected to by local authority or any authority and in case any damage is caused to the building or any part thereof on account of negligence or default of the Purchaser in this behalf, he/she/it alone shall be liable for the consequences of the breach.
- (b) Not to use the said premises or permit the same to be used for any purpose whatsoever, other than the shop/office unit for commercial purpose and car parking space for parking purpose, as the case may be, nor shall the Purchaser use and utilize his/her unit that may cause nuisance or annoyance to occupiers of other premises nor for any illegal or immoral purpose.
- (c) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the "Said Property" where the said building is situated.
- (d) To pay taxes, duties, levies, surcharges etc. levied either by the State Government or by the Central Government or jointly by them currently or in future on full or part of the shop/office space or on the his/her undivided proportionate share in the land.
- (e) To bear and pay increase in local taxes, water and electric charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or other public authority.
- (f) The Purchaser unequivocally promises and undertakes to regularly pay such sums of period/ OR Agreed Intermittent/OR Monthly payments as Maintenance Costs/ Charges used/ applied for maintenance and running of the office/ common amenities, facilities, personnel's etc. and in case of default the "SHOP OWNERS ASSOCIATION" Society and Developer shall have the absolute right to disconnect or deprive the said delinquent Purchaser from water connection, generator, electric use of common amenities etc till such period until entire amount with interest is not paid.
- (g) The Builder shall also have the authority to cancel the agreement if the purchaser fail to make payment of three consecutive installment of the shop/office.
- (h) The Builder shall not liable to pay any interest of the payment made by the Purchaser in case of cancellation of this shop/office Buyer's Agreement

12. Save and except in respect of the undivided proportionate share or interest in “the Said Property” and save and except the rights in the said shop/office spaces/units, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the Owners in his/her favor, the Purchaser shall have no claim or right of any nature in the other shop/office space, floor spaces and areas of the said property and/or said building adjoining above or beneath of his/her unit.
13. The Builder shall execute registered Deed of Sale of the shop/office space alongwith the proportionate share in land to the Purchaser through registered Development Agreement.
 - (a) The Purchaser shall not make any payments to the Landowner against the said shop/office space.
 - (b) The purchaser shall pay GST Etc. as and when imposed by the Local (Jharkhand Govt.) / Central Government of India
 - (c) The registration of the shop/office space of said “**BALGOVIND SAHAY TOWER**” shall be done through the Lawyer of the Developer on the cost and expenses of the Purchaser.
14. The Purchaser shall not let, sublet, sell, transfer assign or part with his interest or benefit of this Agreement or any other Agreement concerning this shop/office space or land property until all the dues payable by him/her to the Developer are fully paid up and a no due certificate is obtained in writing from the Developer, and if the purchaser willing to sale or transfer the said shop/office space to any other person or persons or get the deed registered in the name of other person or persons in that case, he has to pay Rs. 2,50,000/- other than the agreement value to the Developer for the transfer of same.
15. Upon possession of the said shop/office space being delivered to the Purchaser, the Purchaser shall be entitled to use and occupation of the said shop/office space. Upon the shop/office space holder taking the possession of the shop/office space he/she shall have no claim against the Developer in respect of any item or work in the said shop/office space which may be alleged not to have been carried out or completed.
16. That PURCHASER/(S) and the VENDOR, both hereby unambiguously and unequivocally, agreed and covenants that the maintenance of the “**BALGOVIND SAHAY TOWER**” residential-cum-commercial multi-storied complex alongwith its all appurtenants, common areas, common facilities and common amenities shall be maintained and looked after by an Agency nominated/ decided by the BUILDER/DEVELOPER/ CONFIRMING PARTY and the PURCHASER OR the VENDOR shall have no role in its nomination/appointment.

- (i) That PURCHASER/(S), the VENDOR & THE BUILDER, both hereby unambiguously and unequivocally, agrees and covenants that the AGENCY nominated by the BUILDER shall be duty bound to maintain, up-keep and look after of the following common amenities in the **“BALGOVIND SAHAY TOWER”** Building complex out of the common fund corpus and monthly maintenance charges. Maintenance of common areas and its electricity,
 - (ii) Plumbing, Sewage,
 - (iii) Security of the campus,
 - (iv) Maintenance of Over-Head Tanks, Septic Tanks, Water-Pumps,
 - (v) Maintenance of the Terrace,
 - (vi) Maintenance of common Areas of the Apartments and campus.
 - (vii) Maintenance of Generator.
- 17. That PURCHASER/(S) and the VENDOR, both hereby unambiguously and unequivocally, agrees and covenants that the payments of the Municipal Taxes, Electricity Bills of the Individual Shop/office spaces and Water Taxes shall be the sole and absolute responsibility of the individual Shop/office space-owners/ Purchasers only and none else.
- 18. That PURCHASER/(S) and the VENDOR, both hereby unambiguously and unequivocally, agrees and covenants that the rate of the MONTHLY MAINTENANCE CHARGES shall be charged on the basis of the per square feet area upon the Super Built-up area at such rates as would be determined by the BUILDER/DEVELOPER.
- 19. That the Shop/Office Owner's/ Purchaser/ Vendors do hereby unambiguously agree and covenant with the Confirming Party that a “Cut-Off-Date” shall be fixed and the said Cut-Off-Date, each and every, Shop/Office Owner's/ Purchaser will be charged Monthly Maintenance Charges by the CONFIRMING PARTY or its appointed agency, and in case of default by the owner the said defaulting flats common facilities like water, electricity and other maintenance facilities will be withdrawn by issuance of notice in writing by the said CONFIRMING PARTY or its Duly Authorized Officer/ Agent in behalf.
- 20. That it is hereby covenanted and unambiguously agreed to by the Shop/office space Owner and Purchasers that they shall not change / alter/ modify the design/colour/outer-look of any part of the Shop/office space which causes any change/alteration in the out-look of the Multistoried Building and thus the same is hereby prohibited.

21. Courts at Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction in case of any dispute between the parties.

IN WITNESS WHEREOF, the Land Owner, Purchaser & Builder have put their signatures on this Agreement at Ranchi on the 11th day of May 2024.

WITNESS

1.

2

PURCHASER

DEVELOPER/BUILDER

**M/S Nisith Keshari Constructions Pvt. Ltd.
(Through its director Paritosh Keshri)**

FIRST SCHEDULE

All that piece and parcel of 20.20 Decimals (more or less) with structure being portion of M.S. Plot No. 1476 and 1477, M.S. Holding No. 312 and 311 (Old) New Holding No. 0220005813003Z0 within Ward No. I (Old) New Ward No. 22, situated at Village- Ranchi, Swami Sharaddhanand Road, Thana No. 205, P.S. Kotwali, District- Ranchi, bounded and butted as follows :-

NORTH : House of Advocate Late Ram Kumar Sahu
SOUTH : House of Pramod Jaiswal and others
EAST : S.N. Road
WEST : Ratan Lal and others

SECOND SCHEDULE

Shop/office space/Shop/Unit No-, Floor, measuringSq. ft of super built up area in the with common Car Parking space in the Ground floor of “**BALGOVIND SAHAY TOWER**” at Swami Sharaddhanand Road, Ranchi Jharkhand, along with respective undivided proportionate share of land.

THIRD SCHEDULE (Common areas)

1. The foundation, column, beams, supports, corridors, lobbies, stairs, stairways, landings, entrances and exits.
2. Pumps installation, pump room and room for staff or workers if any.
3. Common passages drive ways except car parking areas if any.
4. Tube well, water pump, water tanks or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures (excluding those as are installed for any particular shop/office space).
6. Drainage, Sewerage and rainwater pipe lines.
7. Boundary including outer side of the said building and the main gate.
8. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to other user and occupancy of shop/office space or shop/office spaces in common and as are easement of necessity or the building but excluding car parking space and areas.

FOURTH SCHEDULE

GENERAL SPECIFICATION

STRUCTURE and DESIGN

R.C.C Framed Structure with Seismic Reinforcement Design. Anti-Termite Treatment at Foundation and Plinth Level.

EXTERIOR FINISH

WALLS	10” thick external brick work with red - brick/ fly-ash brick masonry. All external walls plastered and coated with Rustic Texture. Weather coat paint over cement based primer.
GRILLS & RAILINGS	All windows to be guarded with Grills (design & quality to be decided by the company) and the balconies to have 42" high ms/steel railing (design & quality to be decided by the company)
PARKING FLOORING	Chequered tiles / Kota Stone.
WATER ARRANGEMENT	Water supply with deep bored tube well to overhead water tank. (Separate OH tank for each block).
LIFTS	Fully Automated Passenger Lifts.
LOBBY AND STAIRCASE AREA	Granite flooring in the entire area. Stainless steel railings in the stair case.

FIFTH SCHEDULE

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, Lift, staircase, landings, gutters, rain water pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in under or upon the building enjoyed or used in common by all the Intending Purchasers, co-Purchasers or other occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers electricians, sweepers etc. if any.
4. The costs of working repairs, replacements and maintenance of pumps, tube wells and other plumbing works including all other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.

7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also all litigation expenses incurred in respect of any dispute with Ranchi Municipal Corporation, or any other local authority, Government, insurance company or any other persons in relation to be deemed by the **Developer or its Nominated Agency**, for maintenance and upkeep of the said building.

SIXTH SCHEDULE

1. The Intending Purchaser shall be entitled to all rights and privileges whatsoever belonging to the said building or therewith to use and enjoy in accordance hereinafter more particularly set forth in the Seventh Schedule hereto.
2. All common passage, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said shop/office space occupiers within the said building shall be free from any obstructions such as by in-descent parking of vehicles, deposit of material, and rubbish etc such rights of the way along with the common passages, driveways and entrance as aforesaid.

SEVENTH SCHEDULE

The under mentioned rights, easements, quasi easements and privileges appertaining to the said shop/office space/unit shall be expected and be reserved up to the Developer and other co-Purchasers and/or occupiers of other part or parts of the said building:

1. The right of flow in common with the Purchasers and other persons aforesaid of electricity, water, soil or waste from and to any part (other than the said shop/office space/unit) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the said shop/office space and so far as may be reasonably necessary for the beneficial use occupation and enjoyment of other parts of the building.
2. The right of protection of other part/parts of the said building or all parts of the said shop/office space as far as the same can or does normally protect.

The right as would otherwise become vested in the Purchaser by means of any structural alteration to the said shop/office space or otherwise in any manner to lessen or diminishes any support enjoyed by other parts or part

MEMO OF CONSIDERATION

Sl No.	Cheque /Detail	Date	Bank Details	Amount
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
			TOTAL RUPEES	

CERTIFICATE

Certified that the above mentioned land is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that the Vendor not belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESS WHEREOF, The **DEVELOPER** and
PURCHASER have put their signatures on this Agreement at Ranchi
on the ___ day of _____.

WITNESS

DEVELOPER

1.

2.

PURCHASER

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Typed by:-

Drafted by:-

3.