

(20)

Copy Certified (copy) of Schedule of 'Octavious  
Centre', 15B, 15B Sarani (15A Street, 15B Sarani)

Old BD / III / 25 Page - 57

NEW BD

A / 20

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*Octavius Centre*



*Octavius*

Combined e-Receipt for Property Tax (PD, FS, LOI)  
Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 23/05/2023

RECEIPT INFORMATION

Receipt No E2183920  
Transaction Id 3020230000078423

Receipt Date and Time 13/04/2023 16:34:59

MAILING ADDRESS AND ASSESSEE INFORMATION

STATE BANK OF INDIA. ASSESSEE NO : 110452200156  
CENTRAL STATIONERY DEPARTMENT PREMISES NO :15B  
STREET NAME: HEMANTA BASU SARANI

WARD NO : 045

OWNER INFORMATION

OWNER: STATE BANK OF INDIA.

PD BILL DETAILS:

BILL TYPE	QUATER	GROSS AMOUNT	REBATE AMOUNT	INTEREST AMOUNT	PENALTY AMOUNT	AMOUNT(Rs) PAID
P	1/2023-2024	62861	3143.05	0	0	59718
P	2/2023-2024	62861	6286.1	0	0	56575
P	3/2023-2024	62861	6286.1	0	0	56575
P	4/2023-2024	62861	6286.1	0	0	56575

PD AMOUNT PAID:229443

PD AMOUNT PAID IN WORDS:Rupees Two Lac Twenty Nine Thousand Four Hundred Forty Three only

FS BILL DETAILS:

BILL TYPE	SHARE TYPE	QUARTER FROM	QUARTER TO	REBATE(Rs.)	AMOUNT PAID(Rs.)
NA	NA	NA	NA	0.0	0.0

FS AMOUNT PAID:0.0

FS AMOUNT PAID IN WORDS:ZERO

LOI BILL DETAILS:

BILL TYPE	SHARE TYPE	FROM QUARTER(S)	TO QUARTER(S)	NET AMOUNT(Rs)	PENALTY(Rs)	INTEREST (Rs)	AMOUNT PAID(Rs)
NA	NA	NA	NA	0.0	0.0	0.0	0.0

LOI AMOUNT PAID:0.0

LOI AMOUNT PAID IN WORDS:ZERO

TOTAL AMOUNT:229443.0

TOTAL AMOUNT IN WORDS:Rupees Two Lac Twenty Nine Thousand Four Hundred Forty Three only



This document being an e-Property Tax Bill does not require any signature





## Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 16/03/2022

## RECEIPT INFORMATION

Receipt No E1741143 Receipt Date and Time 20/01/2022 16:05:02  
Transaction Id 0120220000007008

## MAILING ADDRESS AND ASSESSEE INFORMATION

STATE BANK OF INDIA. ASSESSEE NO : 110452200156  
CENTRAL STATIONERY DEPARTMENT PIN : PREMISES NO :15B WARD NO : 045  
700001  
STREET NAME: HEMANTA BASU SARANI

## OWNER INFORMATION

OWNER: STATE BANK OF INDIA.

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	4/2021-2022	2733.1	0	0	51929
Total amount paid					Rs.51929.0

Amount In Words : Rupees Fifty One Thousand Nine Hundred Twenty Nine only



E. and O.E.

This document being an e-Receipt of Property Tax (PD), does not require any signature  
For Receipt Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/PDReceipt.jsp>  
For Payment Status visit url : <https://www.kmcgov.in/KMCPortal/jsp/KMCAssessmentCheckPaymentStatus.jsp>



ORIGINAL

## VALUATION REPORT

FOR

ASSESSMENT OF FAIR MARKET VALUE OF "BALANCE PERIOD OF LEASEHOLD RIGHTS AND INTEREST ON BEHALF OF ASSIGNEE/ TRANSFEREE OF 'OFFICE UNIT SITUATED AT THE 4<sup>TH</sup> FLOOR TOGETHER WITH UNDERGROUND 3 NOS CAR PARKING SPACES IN THE (G + 5) STORIED RCC FRAMED BUILDING STRUCTURE NAMED AS "OCTAVIUS CENTRE" SITUATED AT 15B, HEMANTA BASU SARANI, KOLKATA-700001, P.S-HARE STREET, UNDER THE JURISDICTION AND MUNICIPAL LIMITS OF WARD NO. - 45, KOLKATA MUNICIPAL CORPORATION, WEST BENGAL.

A/C :: STATE BANK OF INDIA.

NAME OF THE ASSIGNEE/TRANSFEREE

STATE BANK OF INDIA

"LOCAL HEAD OFFICE"

1, STRAND ROAD

SAMRIDDHI BHAVAN

KOLKATA - 700001

PREPARED BY:

R. M. ENGINEERS

(PROP- MR. RAJEEB SARKAR)

B.E.(CIVIL), CHARTERED ENGINEER,

GOVT. PANELED VALUER & SURVEYOR

REGD.OFFICE

: 14/2 OLD CHINA BAZAR STREET,  
ROOM NO - 166A, 2<sup>ND</sup> FLOOR,  
KOLKATA-700 001

PHONE

: 22429592

CITY OFFICE

: 15/1/25 JHEEL ROAD, (BANK PLOT)  
DHAKURIA, KOLKATA-700 031

MOBILE

: 9433013295/9831013295

E-MAIL

: rajeeb.sarkar@gmail.com

WEBSITE

: www.kolkatavaluation.com





# R. M. ENGINEERS



Chartered Engineers ★ Govt. Registered Valuers ★ Consultants

E-mail : rajeeb.sarkar@gmail.com ★ Website : www.indianpropertyvaluation.com

Regd. Office : 15/1/25, Jheel Road, (Bank Plot) Dhakuria, Kolkata-700 031, Phone : 2418 3964, 2418-4434

City Office : 14/2, Old China Bazar Street, Room No. 166A, 2nd Floor, Kolkata - 700 001, Phone : 2242 9592

## SBI OWNED PROPERTIES' VALUE AS ON 30.04.2019

Sl. No.	Property	Land & Building or No of Flats / Units	Fair Market Value (Rs. )	Realizable Value (Rs.)	Realizable Value of land (Rs.)	Realizable Value of building (Rs.)	Residual useful life (Years)
1	19, Convent Road, Kolkata - 7000014	Land & Building Flat- 40 Nos (Residential)	55,80,97,000/-	50,22,87,000/-	34,62,57,000/-	15,60,30,000/-	73
2	Golf Green Residential Complex, Uday Shankar Sarani, Kolkata - 700095, Block nos. CS-9, 11, 13, 15 & 16	Flat- 40 Nos (Residential)	29,30,00,000/- (composite value)	26,80,00,000/- (composite value)			65
3	4, Ronaldshay Road	Land & Building (Residential)	196,63,50,000/-	176,97,15,000/-	164,94,15,000/-	12,03,00,000/-	Block-A-70 Block B- 40
4	Octavious Centre, 4th Floor, 15B, H. B. Sarani, Kolkata-700001	Flat- 1 Nos (Commercial)	3,60,00,000/- (composite value)	3,24,00,000/- (composite value)			42
5	Satyajit Tower, 51, Radhanath Choudhury Road, Holding no-5, Entally, Kolkata	Flat- 10 Nos (Residential)	7,70,00,000/- (composite value)	6,93,00,000/- (composite value)			55
6	Shanti Apartment, 31A, S. P. Mukherjee Road, Bhowanipore Kolkata-25	Flat- 3 Nos (Residential)	3,99,50,000/- (composite value)	3,59,50,000/- (composite value)			45
7	429, Lake Gardens	Flat- 2 Nos (Residential)	1,09,66,000/- (composite value)	98,70,000/- (composite value)			45

*Rajeeb Sarkar*

B.E., M.I.E., MRICS, FICA, FIV, L  
M.Sc in Real Estate Valuation  
Registered Valuer  
(CAT-I / CCIT-XI / CIT-XII / 1)  
Chartered Engineer (M105220-3)

*Rajeeb Sarkar*

**Rajeeb Sarkar**  
B.E., M.I.E., MRICS, FICA, FIV  
M.Sc in Real Estate Valuation  
Registered Valuer





State Bank of India, Global Market Unit on the 4<sup>th</sup> floor



Inside the unit



Entrance of the building



"Octavius Centre" situated at 15B, H. B. Sarani, Kolkata – 700001.



*Rajeeb Sarkar*  
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 Chartered Engineer (M105220-3)





# R. M. ENGINEERS

**RICS****Chartered Engineers ★ Govt. Registered Valuers ★ Consultants**E-mail : [rajeeb.sarkar@gmail.com](mailto:rajeeb.sarkar@gmail.com) ★ Website : [www.indianpropertyvaluation.com](http://www.indianpropertyvaluation.com)Regd. Office : 15/1/25, Jheel Road, (Bank Plot) Dhakuria, Kolkata-700 031, Phone : 2418 3964, 2418-4434  
City Office : 14/2, Old China Bazar Street, Room No. 166A, 2nd Floor, Kolkata - 700 001, Phone : 2242 9592

## ! VALUATION OPINION !

In the light of foregoing calculations and in our considered opinion and without prejudice, the "**Fair Market Value**" of "balance period of leasehold rights and interest on behalf of assignee/ transferee of office unit on the 4<sup>th</sup> floor of the (G+5) storied RCC framed building structure together with 3 no car parking spaces, named as "**Octavius Centre**" situated at 15B, Hemanta Basu Sarani, Kolkata-700001, P.S.-Hare Street, under the jurisdiction and municipal limits of Ward no. - 45, Kolkata Municipal Corporation, West Bengal, assessed and valued as on 30.04.2019 subject to the owners title to the assets being clear and marketable:-

<b>Fair Market Value</b>	<b>Rs.3,60,00,000/- (Rupees Three Crore Sixty Lakh Only)</b>
<b>Realizable Value</b>	<b>Rs.3,24,00,000/- (Rupees Three Crore Twenty Four Lakh Only)</b>
<b>Distress Sale Value</b>	<b>Rs.2,88,00,000/- (Rupees Two Crore Eighty Eight Lakh Only)</b>

**For R. M. Engineers****Rajeeb Sarkar B.E (Civil), LL.B, MRICS, MIE, FICA, FIV.**

M.Sc. in Real Estate Valuation

Master of Valuation (Plant &amp; Machinery)

**RICS**

Chartered Engineer (M105220-3)

Registered Valuer (CAT-I/CCIT-XI/CIT-XII/1) by CBDT.

Fellow, Institution of Valuers, New Delhi (F-11541)

Enlisted Valuer &amp; Surveyor (Calcutta High Court, Original Side)

Paneled Valuer "Canara Bank"

Paneled Valuer "Syndicate Bank"

Paneled Valuer "Allahabad Bank"

Paneled Valuer "Bank of Baroda"

Paneled Valuer "State Bank of India"

Paneled Valuer "Union Bank of India"

Paneled Valuer "United Bank of India"

Paneled Valuer "Bank of Maharashtra"

Paneled Valuer "The Federal Bank Ltd"

Paneled Valuer "West Bengal Financial Corporation"

Paneled Valuer "West Bengal Small Industries Development Corporation Ltd"

Date: 30.04.2019

Place: Kolkata

**Rajeeb Sarkar**

B.E., M.I.E., MRICS, FICA, FIV

M.Sc in Real Estate Valuation

Registered Valuer

(CAT - I / CCIT-XI / CIT - XII / 1)





Regd. Office : 15/1/25, Jheel Road, (Bank Plot) Dhakuria, Kolkata-700 031, Phone : 2418 3964, 2418-4434  
City Office : 14/2, Old China Bazar Street, Room No. 166A, 2nd Floor, Kolkata - 700 001, Phone : 2242 9592

Report on assessment of **fair market value** of “balance period of leasehold rights and interest on behalf of assignee/ transferee of office unit on the 4<sup>th</sup> floor of the (G+5) storied RCC framed building structure together with 3 no car parking spaces, named as “Octavius Centre” situated at 15B, Hemanta Basu Sarani, Kolkata-700001, P.S.-Hare Street, under the jurisdiction and municipal limits of Ward no.-45, Kolkata Municipal Corporation, West Bengal.

## GENERAL

<b>Purpose for which the valuation is made</b>		To reassess the fair market value of the Unit on the fourth floor along with three nos. car parking space of the (G+5) storied RCC framed structure building named as “Octavius Centre” situated at 15B, Hemanta Basu Sarani, Kolkata-700 001, P.S.-Hare Street			
<b>Date of inspection</b>		30.04.2019			
<b>Date of valuation</b>		30.04.2019			
1.	<b>Customer Details</b>				
	Name	State Bank Of India “Local Head Office” 1, Strand Road Samriddhi Bhavan, Kolkata - 700001			
	Application No.				
2	<b>Property Details</b>				
	<b>Brief description of the property</b>				
	All that piece and parcel of a separate Unit on the 4 <sup>th</sup> floor of the (G+5) storied RCC framed structure building structure named as “Octavius Centre” measuring <b>4075 sft</b> more or less used generally for Central Stationery Department situated at 15B, Hamanta Basu Sarani (formerly 14 and 15 Old Court House Street), Kolkata-700 001, together with proportionate undivided share or interest in the leasehold land. The total land area is 16 Cottahs 11 Chittaks 11 sft more or less. All rights to the common areas and facilities of the building are in common with the other lessees, sub-lessees. The building is under Hare Street Police Station and under the jurisdiction and municipal limits of Ward no.-45, Kolkata Municipal corporation, West Bengal. The rent of similar units varies from Rs. 50/- to Rs.100/- per sft depending on the area, size of the unit, floor, building, service facilities, availability of lift, etc. We consider a rate of Rs.70/- per sft as the assessed rental rate for valuation of the leasehold property. The expected rent for car parking considered @ Rs.6000/- per garage per month.				
	Nearby Land mark/ Google Map independent access to the property	Beside “Telephone Bhawan, Calcutta, Dalhousie Square”.			
	GPS location of the property	Latitude – 22°34’11”N Longitude – 88°20’56”E			
3	<b>Document Details</b>				
	Layout Plan	Yes/No.	No	Approval No	N.A.
	Name of Approving Authority	N.A.			
	Building Plan	Site plan not produced		Approval No	Not available.
	Construction permission	Yes	Not submitted to us.	Approval No	Not available.
	Legal Documents	1) Deed no. – I-00137, dated – 09.01.2003. 2) TIR not submitted to us.			







4	<b>Physical Details</b>	
	Adjoining Properties :	(As per physical inspection)
	North	By "Telephone Bhawan, Calcutta"
	South	By "United Tower"
	East	By 15 C, Hemanta Basu Sarani.
	West	By "Central Telegraph Office".
	Adjoining Properties :	(As per Deed)
	North	By Premises no.33, Dalhousie Square South.
	South	By Premises no. - 16, Old Court House Street
	East	Partly by 4 belonging to Purnendu Mullick and partly by common passage belonging to Lots 1, 2, 3, 4 and 5 of the Premises no. 14 and 15, Old Court House Street.
	West	Partly by Premises no. 7, Wellesley Place and partly by Premises no. 8, Wellesley Place (Central Telegraph Office).
	Matching of boundaries	Discussed above.
	Plot demarcated	Yes
	Approved Land use	Commercial. SBI is operating its Branch / Unit from the building and it is within the commercial zone of CBD Kolkata.
	Type of property	Commercial unit, appears to be hall type
	No of rooms	
	Living/Dinning	Mostly Hall Type
	Bed Rooms	Mostly Hall Type
	Toilets	Mostly Hall Type
	Kitchen	Mostly Hall Type
	Total no of floors	(G+5) storied building
	Floor on which the property is located	4 <sup>th</sup> floor
	Approx age of the property	Approx 54 years.
Residual age of the property	Balance period of lease is for 42 years.	
Type of structure-RCC framed / stone / BB masonry	RCC framed structure building	
5	<b>Tenure/ Occupancy Details</b>	
	Status of Tenure	Occupied by State Bank Of India, "Global Market Unit"
	Owned/ Rented/Leasehold	Leasehold. 99 years lease started from 1 <sup>st</sup> day of January 1962 as per Deed no. I-137, dated - 09.01.2003, page no. - 6.
	No of years of Occupancy	2003 as per Deed of Transfer no. I-137, dated - 09.01.2003
	Relationship of tenant or Owner	Name of the Assignor / Transferor : - "President of India" Name of the Assignee / Transferee : - "State Bank of India"
6	<b>Stage of construction</b>	
	Stage of construction	Completed
7	<b>Violations if any observed</b>	
	Nature and extent of violations	Nothing specific violations observed at the time of inspection.
8	<b>Area Details of the property</b>	
	<b>Site area</b>	
	Land measuring	Total area of the land is 16 Kottah 11 Chittak 11 sft more or less as per deed.
	Plinth area	Plinth area of the building is 6775 sft more or less as per deed.
	Area of unit	4075 sft more or less area of the concerned unit.
	Saleable area	Lease hold property.
9	<b>Remarks</b>	1) Unit is under lock & key at the time of inspection.
		2) KMC mutation done in the name of State Bank of India.
		3) It is a leasehold property.

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**R. M. ENGINEERS**  
14/2, Old China Bazar Street,  
R/No.-166A, 2nd Fl., Kolkata - 700 001



		4) TIR not submitted to us. 5) Needs some repair / renovation work at locations, however, the building is otherwise maintained. 6) Property is situated at good location in Kolkata.
<b>10</b>	<b>Valuation</b>	
i.	Mention the value as per Government Approved Rates also	
ii	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification of Income Tax Gazette justification on variation has to be given.	

## VALUATION

### Property Rate Analysis per square feet to arrive at the assessed value of the property

Lease period started on : -- 1<sup>st</sup> day of 1962 for 99 years  
Lease to be expired on : 31<sup>st</sup> Dec 2061

**Balance Period of Lease: up to 31<sup>st</sup> December, 2061 considered here (balance lease period 42 years)**

Reference guide line rate of Govt of West Bengal	Rs.4,47,43,500/- for area of the commercial unit is about 4075 sft or say Rs.10,980/- per sft.
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Reference from Other web sites www.magicbricks.com	<ul style="list-style-type: none"> <li>Rs.21,000/- commercial office space for lease / rent in BBD Bag for plot area 250 sft @ Rs.84/- per sft.</li> <li>Rs.21,000/- commercial office space for lease / rent in BBD Bag for plot area 290 sft @ Rs.72.41 per sft</li> <li>Rs.38,000/- commercial office space for lease / rent in BBD Bag for plot area 560 sft @ Rs.67.85 per sft.</li> <li>Rs.25,000/- commercial office space for lease / rent in BBD Bag for plot area 310 sft @ Rs.80.65 per sft</li> <li>Rs.90,000/- commercial office space for lease / rent in BBD Bag for plot area 1050 sft @ Rs.85.71 per sft.</li> </ul>
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### BY RENT CAPITALISATION METHOD (AS IS WHERE IS BASIS)

(Year's purchase) Y.P. has been considered @ 6% considering commercial prime location

Unit at	Area (sft)	Rent expected (Rs per month)	Per month (Rs)	Month	Per year (Rs)
4 <sup>th</sup> Floor Unit	4075	70.00	2,85,250.00	12	34,23,000.00
Car parking (no)	3	6000.00	18000.00	12	2,16,000.00
					36,39,000.00
		Less : Deductions (%)	35		12,73,650.00
		<b>Nett Annual Rent</b>			23,65,350.00
				Or say	23,65,000.00

(Balance period)	Y.P. @ 6%	15.225
2061-2019 = 42 years	(for 42 years)	(Years Purchase)

Considering Years Purchase (Y.P.) at 6 % rate of return on invested capital for 42 years is 15.225  
Therefore, while calculating leasehold premium for 42 years, (2061-2019) = 42 years, balance period)

present value = Rs.23,65,000.00 X Y.P. at 6 % for 42 years  
= Rs.23,65,000.00 X 15.225  
= Rs.3,60,07,125.00

Or say **Rs.3,60,00,000.00**  
(Rupees Three Crore Sixty Lakh Only)

V.R. No. 914030/AB/SBI-LHO/OCTAVIUS CENTRE/360/19-20

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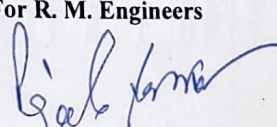


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Registered Valuer  
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Summary of Valuation	
Fair Market Value	Rs.3,60,00,000/- (Rupees Three Crore Sixty Lakh Only)
Realisable value has been assessed at 90% of FMV	Rs.3,24,00,000/- (Rupees Three Crore Twenty Four Lakh Only)
Distress Sale Value assessed at 80% of FMV	Rs.2,88,00,000/- (Rupees Two Crore Eighty Eight Lakh Only)

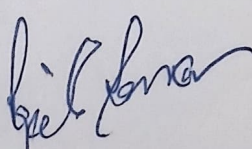
11	Assumptions/ Remarks	
a	Qualifications in TIR/ Mitigation suggested, if any	TIR not submitted to us.
b	Property is SARFAESI compliant	Refer TIR
c	Whether property belongs to social infrastructure like hospital, School, old age home etc.	No
d	Whether the property has been mortgaged or to be mortgaged	No
e	Details of last two transactions in the locality/ area to be provided, if available.	N.A.
f	Any other aspect which has relevance on the value or marketability of the property	No.
12	Declaration	
i.	The property was inspected by the undersigned on 30.04.2019.	
ii.	The undersigned does not have any direct/ indirect interest in the above property	
iii.	The information furnished herein is true and correct to the best of our knowledge.	
vi.	I have submitted Valuation report directly to the Bank	
13	Name address & signature of valuer with Wealth Tax Registration No.	
	<b>For R. M. Engineers</b>   <b>Rajeeb Sarkar</b> B.E(Civil), LL.B, MRICS, MIE, FICA, FIV M.Sc. in Real Estate Valuation Master of Valuation (Plant & Machinery)  Chartered Engineer ( M105220-3 ) Registered Valuer ( CAT-I/CCIT-XI/CIT-XII/1) by CBDT.	
14	Enclosure Documents & Photographs	

## CONCLUSION

A considerable opinion has been formed on the interpretation of the term "Fair Market Value". It has been defined and explained from time to time that the market value of land, building, plant & machinery or any other assets depends upon the circumstances of each individual case.

In general, the market value may be defined as the price fixed by a willing vendor and to be obtained from a willing purchaser when sold in open market at an arm's length transaction at any given point of time. Thus, it transpires that the value of land, building, plant & machinery largely depends upon desire that exists in the minds of persons other than the owner to possess with their ability to pay for the same.

Thus, it is worth while to mention that valuation of an asset is an exercise to ascertain the estimated present market/ reserved value based on certain data and market information as well as adoption of rational method and application of engineering estimation and judgment. The actual realizable value that is likely to be fetched upon sale of assets under consideration shall entirely depend on the demand and supply of the same asset in the market at the time of sale.

  
**Rajeeb Sarkar**

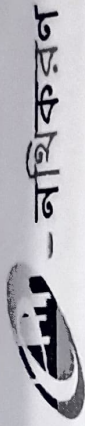
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**Directorate of Registration and Stamp Revenue**  
Finance (Revenue) Department, Government of West Bengal



**Market Value of Apartment**

District *		Kolkata	Thana *	Hare Street	(*) marked items are mandatory	
Local Body *		Kolkata Municipal Corporation	Mouza			
Road *		Hemanta Basu Sarani	Road Zone	2 - Off Road to Off Road		
Premises No.		15B	Ward No.			
Jurisdiction of *		A.R.A. - II KOLKATA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORATION		
Plot No*		RS	0	/	0	Not Available
Apartment Type *		Flat/Apartment Mezzanine Floor Covered Garage Open Garage				
		Area in Sq. Feet		Covered Area	Covered Area	
				Super Built-up Area *	4075	
Use of Flat *		Commercial	Floor Type *	Tiles		
Flat located in which floor *		4	Flat No.			
Age of the Flat (in year) *		1	Litigated Property?	No		
Is property on Road		Yes	Width of Approach Road (in feet)	0		
Encumbered By Tenant ?		No	Is Tenant is a Purchaser?	No		
Is building has more than two floors ?		Yes				
Other Amenities		<input checked="" type="checkbox"/> Lift Facility <input type="checkbox"/> Roof Garden <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Club Facility <input type="checkbox"/> Gymnasium <input type="checkbox"/> Shopping Complex				
Type the characters shown		Try new characters				
Market Value of Apartment :- Rs. 4,47,43,500/-		Display Market Value				
Service Count: 5,78,126						
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requestion Form						



*[Handwritten Signature]*

e-Nathikaran/CORD

Jurisdictions of Registration Offices

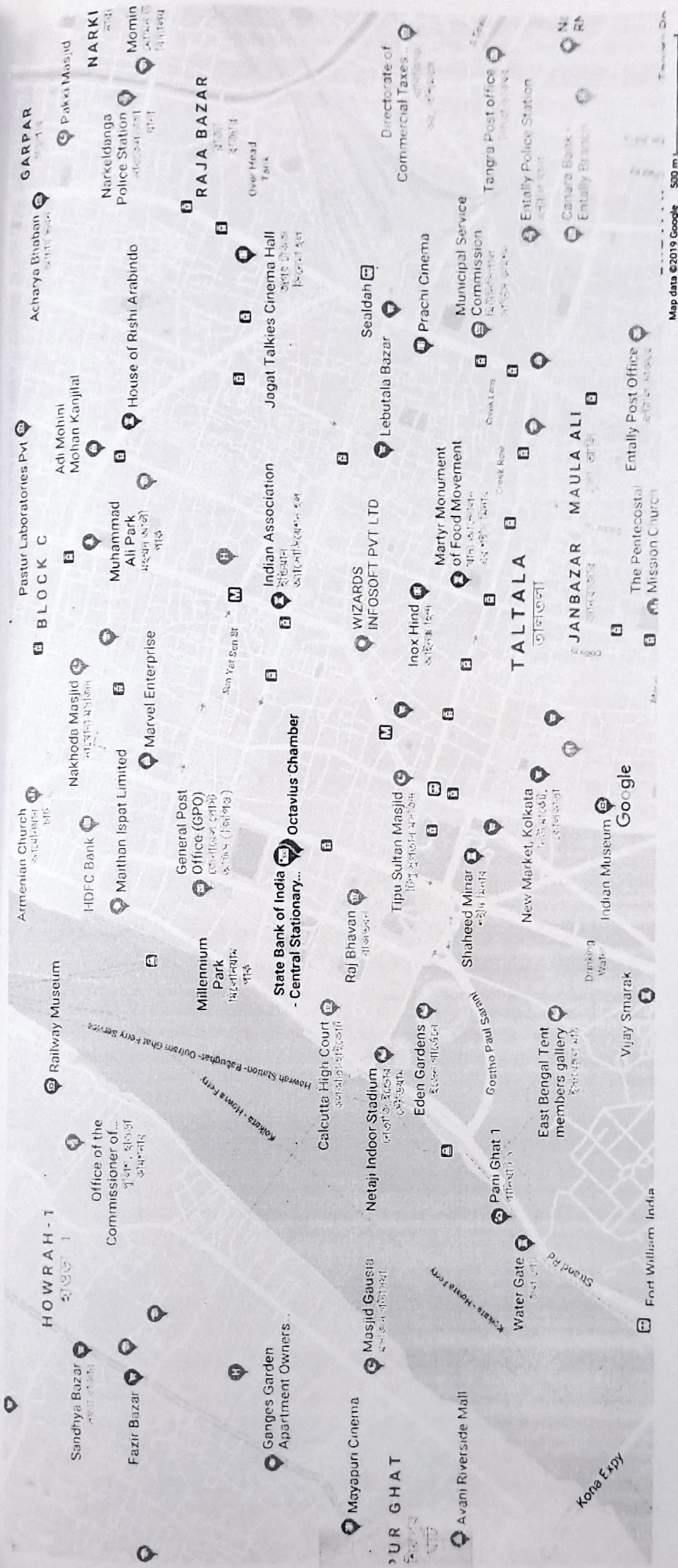
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Help









*Handwritten signature: G. K. Kona*

