

SL. No 1324/2025

I- 1495/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 535724

Handwritten signature
28/2/25

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

Registration u/s 7(2) of Act. of 1908 Purulia (W.B.)

10/3/25

Handwritten signature: Rahul Agarwal



DEED OF SALE

THIS DEED OF SALE made this the 28th day of February, Two Thousand and Twenty Five (2025) (English Calendar);

BETWEEN

Q. 2/60883/25



DISTRICT SUB-REGISTRAR
PURULIA
28 FEB 2025
Purulia, West Bengal

Rahul Agarwal

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KUSHAL BHARAT EQUIPMENTS & INFRASTRUCTURE

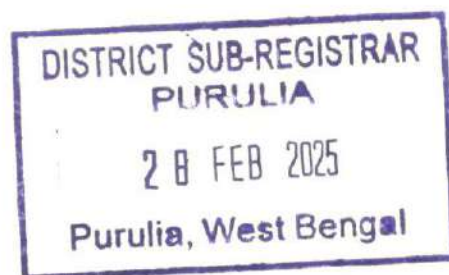
PRIVATE LIMITED (PAN-AADCK4032C) registered office at Gandhi House 16, Ganesh Chandra Avenue, Kolkata- 700016, represented by its authorized signatory **RAHUL AGARWAL** (PAN-AQFPA8577P) (Aadhaar No. 4921 2376 9622), son of Late Suresh Agarwal, by faith- Hindu, by nationality- Indian, by occupation- Business, resident of Jhalda, Municipality Ward No.6, P.O. Jhalda, P.S. Jhalda, District- Purulia, Pin- 723202, West Bengal, hereinafter called the first party as owner of the **PROPERTY/SELLER/ VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners, successors-in-office, successors-in-interest, administrators, representatives and assigns) of the **ONE PART**;

AND

TRINITY REALTY & DEVELOPERS LLP (PAN-AAXFT2261R), having its registered office at Room No.70E, 7th Floor, Mani Square Mall, 164/1, Maniktala Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054 represented by one of its Partner namely **SUKHDEO KAYAL** (PAN-AEUPK7049D)



[Handwritten signature]



Rahul Aggarwal

(Aadhaar No. 9118 8059 2816), son of Late Om Prakash Kayal, by faith- Hindu, by nationality- Indian, by occupation- Business, resident of Silver Spring Apartment, Block-IX, Flat- 3AB, 5, JBS Halder Avenue, P.O. Dhapa, P.S. Pragati Maidan, Kolkata- 700105, West Bengal, herein after referred as **VENDEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners, successors- in- office, successors-in-interest, administrators, representatives and assigns) on the **OTHER PART.**

WHEREAS the first party of this deed is the sole and absolute owner of the schedule land and the schedule land has been recorded in the name of the vendor of this deed in L.R record of rights under L.R. Dag No. 3815, L.R. Khatian no.4070 comprised in Mouza- Raghampur, J.L. No.66, District-Purulia.

AND WHEREAS one Hemendra Nath Sen was the owner of the schedule below land which he purchased by way of a sale Deed dated 07/01/1964 vide Deed no.162 for the year 1964 and at the time of R.S. operation said Hemendra Nath Sen recorded his name in the R.S. record of rights.



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AND WHEREAS Hemendranath Sen died intestate in the year 1986 leaving behind surviving his widow Indrani Sen and two daughters namely Banani Sen @ Majumdar and Banasri Sen @ Majumdar as his legal heirs, heiresses and successors as per Hindu Succession Act, 1956.

AND WHEREAS Indrani Sen wife of Late Hemendranath Sen while seized, possessed and enjoying the aforesaid land as joint owners died intestate in the year 1999 and also Banani Sen @ Majumdar daughter of Late Hemendra Nath Sen while seized, possessed and enjoying the aforesaid land as joint owners died intestate in the year 1992 leaving behind surviving her only son Ananda Majumdar and only daughter Ishani Majumdar as are legal heirs, heiresses and successors as per Hindu Succession Act, 1956.

AND WHEREAS Banasri Sen @ Majumdar, Ishani Majumdar and Ananda Majumdar were the joint and absolute owners of the schedule property and while seized, possessed and enjoying the aforesaid land as joint owners said Banasri Sen @ Majumdar, Ishani Majumdar and Ananda Majumdar jointly sold, conveyed and transferred the schedule land in favour of Phugalia Trade &



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Finance Ltd. the Vendee therein at Kolkata represented by its director Sri Naresh Kumar Agarwal son of Late Chiranjilal Agarwal of Jhalda, Purulia by a sale deed which was registered in the office at A.D.S.R. Purulia and recorded in Book no.1, Volume No.57, page from 289 to 300, Being no.4147 for the year 2005.

AND WHEREAS in the High Court at Calcutta vide Company Application No.561 of 2011, connection with Company Petition No.112 of 2009, connection with Company Application No.711 of 2008, in the matter of an Application under Sections 391(2) and 394 of the Companies Act, 1956, Phugalia Finance and Traders Pvt. Ltd. Along with other companies was merged under the name and style of Advantage Vinimoy Private Limited.

AND WHEREAS by a Petition No.462 of 2014 connected with Company Application No.188 of 2014 in the High Court at Calcutta Original Jurisdiction in the matter of The Company Act, 1956 and in the matter of a Petition u/s. 391(2) and 394 of the Company Act 1956, Advantage Vinimoy Private Limited was merged under the name and style of KUSHAL BHARAT EQUIPMENTS & INFRASTRUCTURE PRIVATE LIMITED (PAN-AADCK4032C). Therefore and thereafter Phugalia Trade & Finance Ltd, thereafter known as Advantage Vinimoy Private Limited, presently known as KUSHAL BHARAT EQUIPMENTS & INFRASTRUCTURE PRIVATE LIMITED.

AND WHEREAS thereafter KUSHAL BHARAT EQUIPMENTS & INFRASTRUCTURE PRIVATE LIMITED (previously known as Phugalia Trade & Finance Ltd.) mutated its name relating to the



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bastu land measuring 13 Cottah 15 Chittacks 9 sq. ft. in the records of the concerned B.L. & L.R.O. comprised under Mouza- Raghampur, L.R. Dag No. 3815, L.R. Khatian No. 4070 more fully and particularly mentioned in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "**said land**".

AND WHEREAS now KUSHAL BHARAT EQUIPMENTS & INFRASTRUCTURE PRIVATE LIMITED the first party of this deed is the sole and absolute owner of the schedule bastu land and first party /vendor of this deed also mutated the schedule land in the office of Purulia Municipality under Ward No.03 and registered their land in Holding no.991 and paid taxes up to date in its name.

AND WHEREAS on 12.08.2024, from the custody of Kushal Bharat Equipments and Infrastructure Pvt. Ltd. the Sale Deed being No. 4147/2005 registered in the office at A.D.S.R. Purulia was lost and the representative's of Kushal Bharat Equipments and Infrastructure Pvt. Ltd., lodged a GDE No.843, dated 13.08.2024 before the Purulia Police Station.

AND WHEREAS now the vendor of this deed is the absolute owner of the schedule below land mentioned in schedule below of this deed having valid saleable right, title interest and possession over the schedule property and the schedule below property is free from all encumbrances, charge, lien, lispendences and attachment whatsoever.



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AND WHEREAS the Vendor to meet its urgent necessity intend to sell the schedule bastu land, which has been fully described in the schedule below of this deed and accordingly announced to sell the same.

AND WHEREAS the Vendee of this deed agreed to purchase the property described in the schedule below of this deed as per present consideration market value of Rs.1,17,00,000.00 (Rupees one crore seventeen lakh) only having fully satisfied about the right, title, interest and possession of the Vendor herein. Market Value of the land is Rs. 1,17,38,925/- only .

AND WHEREAS the Vendor does not hold the property beyond the ceiling prescribed under the law and the title and interest hereby transferred subsists and the Vendor have power to sell the same.

AND WHEREAS the property hereby transferred is free from all encumbrances, attachments or any liability or obligation as well as lispendences.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of **Rs.1,17,00,000.00 (Rupees one crore**



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seventeen lakh) only of true and lawful money of Union of India being the purchase money is full paid by the Vendee in cheques to the Vendor on or before the execution of these presents the receipt whereof the said Vendor do hereby admit and acknowledge and from the same and every part thereof the Vendor do hereby, release and discharge the Vendee, their heirs, executors, administrators, representatives, successors and assignees **AND** the Vendor do hereby by this present in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the Vendee, its heirs, executors, administrators, representatives, successors-in-office and assignees free from all encumbrances, attachments and other defects in title District Purulia, Police Station- Purulia(T), under Mouza Raghabpur J.L. No. 66, R.S. Khatian No. 1011, R.S. Plot No. 3815(P) bastu land area 13 Cottahs 15 Chittacks 09 sq. ft., within the limits of the Purulia Municipality, under Ward No. 03, being Holding No. 991, comprised in L.R. Dag No.3815, under L.R. Khatian No. 4070, situated on North Lake Road) more fully and particularly described in the Schedule hereunder written together with all benefits and advantages of ancient and other lights, liberties, easements, privileges and appurtenances whatsoever to the Schedule property or any part thereof



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belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title, inheritance, use, trusts, property claim and demand whatsoever both the law and in equity of the Vendor into and upon the "**said land**" or every part thereof **AND** all deeds, pattas, monuments, writings and evidences of title which may relate to the "**said land**" or any part thereof and which now are or hereafter shall or may be in the custody, power of possession of the Vendor its heirs, executors, successors- in-office, administrators, or representatives or any person from whom he can or may procure the same without action or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the "**said land**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenance unto and to the use of the Vendee, its heirs, executors, administrators, representatives, successors and assignees forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc.



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whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for its heirs, executors, administrators and representatives covenant with the Vendee, its heirs, executors, administrators, successors and representatives and assignees **THAT** notwithstanding any acts, deeds or things whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary that the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Vendee, its heirs, executors, administrators, representatives successors and assignees in the manner aforesaid **AND THAT** the Vendee its heirs, executors, administrators, representatives, successors and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof



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from under or in trust for it or from under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, executed and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the "**said land**" or any part thereof from under of in trust for its the Vendor or from or under any of its predecessors or ancestors in title shall and will from time to time and all times hereafter at the present and costs of the Vendee, its heirs, administrators, representatives, successors-in-office and assignees do and execute or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the "**said land**" and every parts thereof unto and to the use of the Vendee, its heirs, executors, administrators, representatives, successors and assigns according to the true intend and meaning of these presents as shall or may be reasonably



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required **AND FURTHER MORE THAT** the Vendor and all its heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the Vendee, its heirs executors, administrators, successors and assignees against loss and damages and costs, charges and expenses if any suffered by any reason of any defect in the title of the Vendor and any breach of the covenants herein under contained.

THE VENDOR HEREBY COVENANT WITH THE VENDEE AS FOLLOWS :-

1. That the "**Said land**" shall be quietly enter into and upon and held and enjoyed and the rents and receipts by the Vendee without any interruption or disturbance by the Vendor or its heir or heirs or any person claiming through or under its and without any lawful disturbance and interruption by any other person whomsoever.
2. That the Vendor will at the cost of the Vendee, will execute and do every such assurance or thing necessary for further more perfectly assuring the "**Said land**" to the Vendee its heirs or assigns as may reasonably required.



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3. That the total interstate hereby transferred subsists and the Vendor has the absolute power to sell the same or any kind of transfer of the "**Said land**".

4. That no Notice issued under the Public demands recovery yet has been served upon the Vendor or such Notice has been published.

5. That the Vendor has not yet received any Notice of requisition or acquisition of the property described in the Schedule below.

6. It is hereby declared by the Vendor that the land described in the Schedule below is not either any acquired property of the Vendor or nor the demander of anyone. It is also declare that there is no Bargader in the land described in the Schedule herein below.

7. That in the event of entirety of the property or any part or any share in the said property being lost to the Vendee on account of any claim made there to by any other person or persons the Vendor will indemnify and keep indemnified the Vendee against such loss together with all costs, charges and



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expenses etc. which the Vendee may or shall incur to protect its title, interest etc. to the property or to defend the same.

8. That the Vendee shall also be entitled to sell, rent, gift, mortgage, lease etc. and transfer the property hereby conveyed.

9. That the Vendee shall have right to obtain Electric Supply, Water Supply, Telephone connection etc. whatsoever at the said landed property conveyed hereby, agreed that whenever such interpretation will be required to give the fullest possible scope to any contract or covenants hereunder contained the expression, the vendor and/or the vendee hereinbefore used include their respective heirs, successors, legal representatives, administrators and assigns.

10. That the Vendee shall have every right to mutate its name in the Office of the BL & LRO Purulia, and in the office of Purulia Municipality and other Government Records as may be required and shall pay the rent, tax and other cess etc. which will be payable in respect of the property on the basis of this sale deed.



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11. Be it noted that the plan attached herewith demarcating the plot of land with specific boundary in Red ink will be treated as part and parcel of this DEED.

12. It is mentioned here that, if any typing mistake will be found after executing this deed of sale, the vendor of this deed shall be bound to rectify the sale deed without any hesitation and also without demanding any money.

13. It is mentioned here that the land proposed to be used is, as bastu.

14. That in consideration of the Vendee having purchased the said 13 Cottah 15 Chittack 09 sq. ft. of bastu land morefully described in the Schedule hereunder written on the assurance and guarantee by the Vendor as to protection and indemnity against any possible claim liabilities or demand created made or suffered by the Vendor or by any person or persons claiming through or under or in trust for its, the Vendor do hereby covenants with the Vendee that the Vendor or its heirs and legal representatives or its successors will at all times hereafter keep the Vendee and its heirs, executors, administrators, representatives and estate indemnified against all such actions



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proceedings claims charges and demand made by any person or persons claiming through or under them in respect of the said land and also against all sums of money whether for damages, charges, costs and expenses reasonably incurred for defending any such claim, actions or proceedings in connections therewith.

15. That the Vendor further declare that its has not transferred the "**Said land**" mentioned in the Schedule hereunder written either by way of Gift, Sale, Mortgage or any kind of transfer previously to anybody or did not sell the same for paying off loan or it has no other co-sharers except it or it has not created any tenancy temporarily and permanently or the same has not been attached or sanctioned for paying off any debt or the same has not been requisitioned or acquired by the Government or its has not charge the "**Said land**" or it has not entered into any agreement with anybody for selling the same to it. The "**Said land**" is lying with quite clear title, free from all encumbrances.

Further if it is found that there is any charge on the said land or it has no marketable title thereon and for the reason you



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the Vendee suffer any loss the Vendor along with its successors will be bound to compensate your loss.

That the Vendor further declare that if in future any error or omission is detected in this Deed of Sale for which if any kind of Deed or Deed of Declaration or Rectification Deed or any Complimentary Deed is required to be executed and registered by the Vendor, then the Vendor along with its successors will be bound to execute and register the same in the proper place at your expenses without demanding the consideration money.

PROVIDED ALWAYS and it is hereby agreed that wherever such an interruption would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions the Vendor and the Vendee hereinbefore used include their heirs, legal representatives, successors and assigns.

That the Vendor delivers this day the khas vacate possession of the Schedule mentioned Land unto the Vendee.



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THE SCHEDULE ABOVE REFERRED TO

(Sold out property)

As per Sale Deed no.4147 for the year of 2005 registered at ADSR Purulia dated 26/8/2005.

District Purulia, Police Station- Purulia(T), under Mouza Raghabpur J.L. No. 66, R.S. Khatian No. 1011, R.S. Plot No. 3815(P) bastu land area measuring more or less 13 Cottahs 15 Chittacks 09 sq. ft., within the limits of the Purulia Municipality, under Ward No. 03, being Holding No. 991, comprised in L.R. Dag No.3815, under L.R. Khatian No. 4070, situated on North Lake Road, classification of Land Bastu and the aforesaid land delineated in the **MAP** or **PLAN** annexed hereto and thereto shown with Boundary line in **RED** verge which is the part and parcel of this Deed of Sale.

ON THE NORTH : Railway Land.

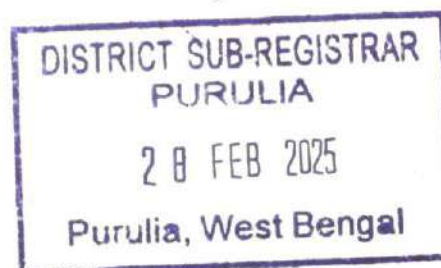
ON THE SOUTH : North Lake Road (Purulia-Ranchi Road)

ON THE EAST : Land of Kushal Bharat Equipments and
infrastructure Pvt. Ltd.

ON THE WEST : Ajoy Kumar Adhikary.



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IN WITNESS WHEREOF the **VENDOR** & **VENDEE** of this Deed of Sale put their signature by their own hand and pen on this Deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the **VENDOR** and the **VENDEE**

In presence of:-

WITNESSES :

1. (M. S. M.) Dr. Khondelwal
S/O. A. P. Khondelwal
Bhogabandh Para
Near Kali Mandir
Ward No - 14
Purulia (W.B.)
Adhar No. 896410213327

2. Amit Kumar Panda
s/o Sujay Panda
Purulia.

Kushal Bharat Equipments & Inf. Pvt. Ltd.

Rahul Agarwal
Authorised Signatory

**SIGNATURE OF THE SELLER/
VENDOR**

TRINITY REALTY & DEVELOPERS LLP

Prateek Kumar
Partner

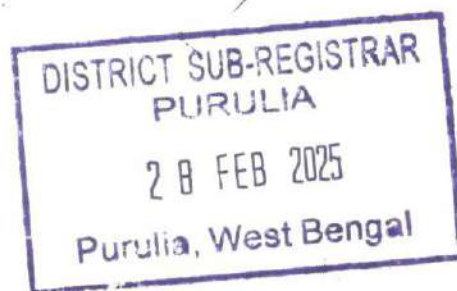
SIGNATURE OF THE VENDEE

Drafted by
Soumen Nandi (Adv.)
Soumen Nandi (Advocate)

E.no. F/275/113 of 2019



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PAYMENT SCHEDULE

Total consideration amount of the schedule property amount to
Rs.1,17,00,000.00 (Rupees one crore seventeen lakh) only
 paid by Vendee to vendor by cheques/Bank transfer /DD,

The writings of this Deed have been drafted by me as per instructions of the vendor and vendee and the Writings of this Deed read over and explained to the Vendor and Vendee in Bengali meaning and purports of which the Vendor and Vendee fully understood.

WITNESSES :

1. Monoj Pr. Chandelwar
 S/O Lt. A. P. Chandelwar
 Bhagabandh Para
 Near Kali Mandir
 Ward No. 14, Purbulia
 Adh. No. 8964 10213327
2. Amit Kumar Panda
 S/o Sujay Panda
 Purbulia.

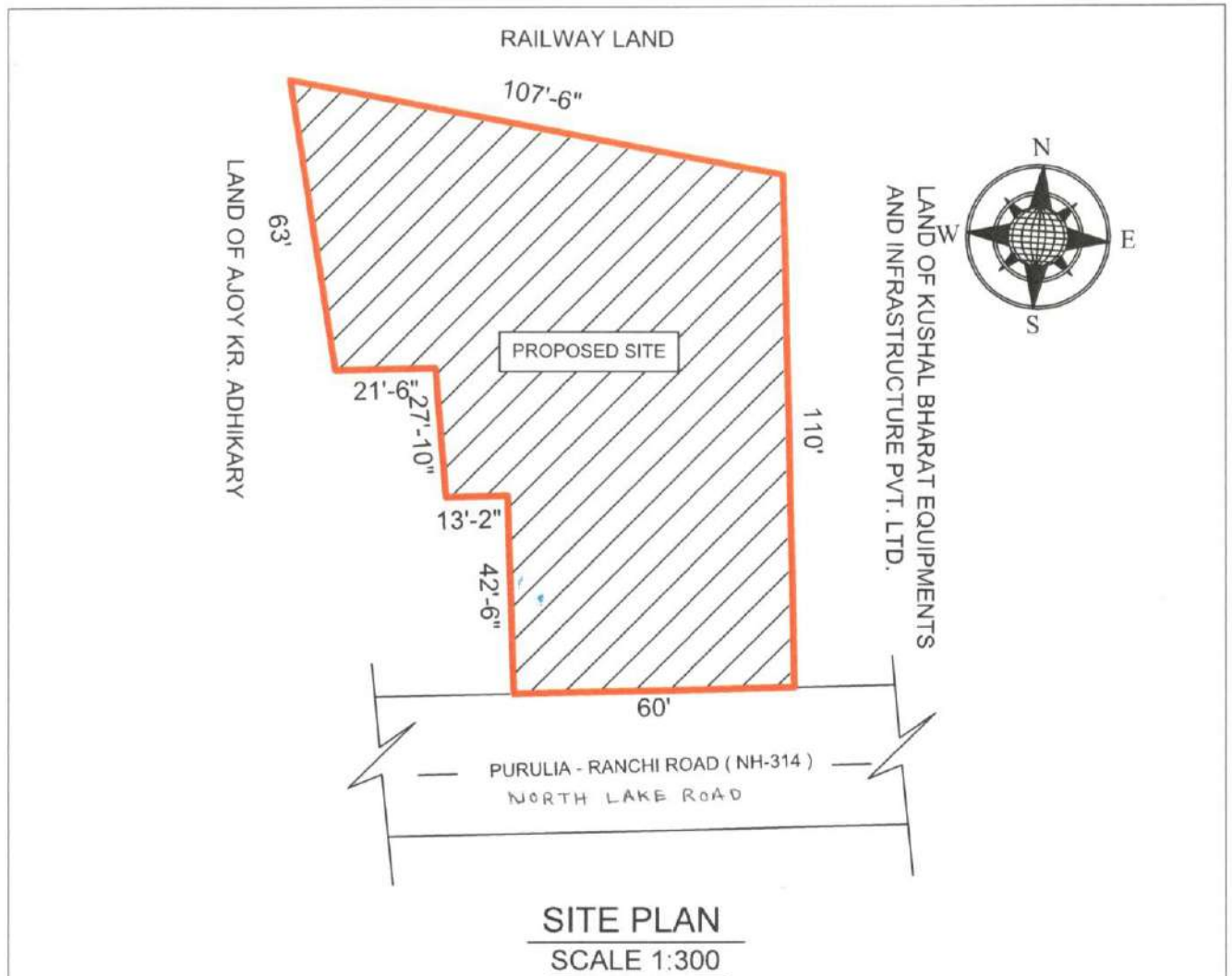
Kushal Bharat Equipments & Inf. Pvt. Ltd.

Rahul Agarwal
 Authorised Signatory

**SIGNATURE OF THE SELLER/
 VENDOR**



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PROPOSED AREA SHOWN AS :

TOTAL AREA = 10044 SQ.FT / 13 KATHA 15 CH. 09 SQ.FT

**SITE PLAN SHOWING VACANT LAND WITHIN MOUZA -
RAGHABPUR, JL NO. - 66, R.S. PLOT NO. - 3815/P,
R.S. KHATIAN NO. - 1011, HOLDING NO. - 991,
MUNICIPALITY WARD NO. - 03, NORTH LAKE ROAD,
P.S. - PURULIA (M), PURULIA -723101 (WB), L.R KHATA**

NO. 4070

Kushal Bharat Equipments & Inf. Pvt. Ltd.

Rahul Agarwal

Authorised Signatory

SIGN. OF VENDOR

TRINITY REALTY & DEVELOPERS LLP

Butechaw Lal
Partner

SIGN. OF VENDEE

Kallol Mukherjee

KALLOL MUKHERJEE

LIC No.-

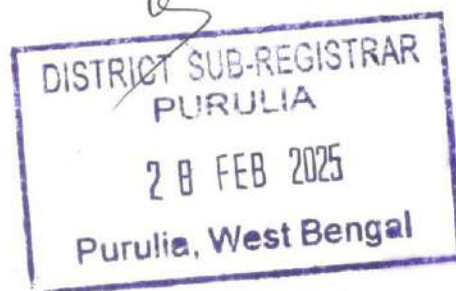
PM/LBS-2/0917P72212383148

KALLOL MUKHERJEE
LICENSED BUILDING SURVEYOR - II
(LIC. NO. - PM/LBS-2/0917P72212383148)

SIGN. OF LBS.



ATAHKA J.

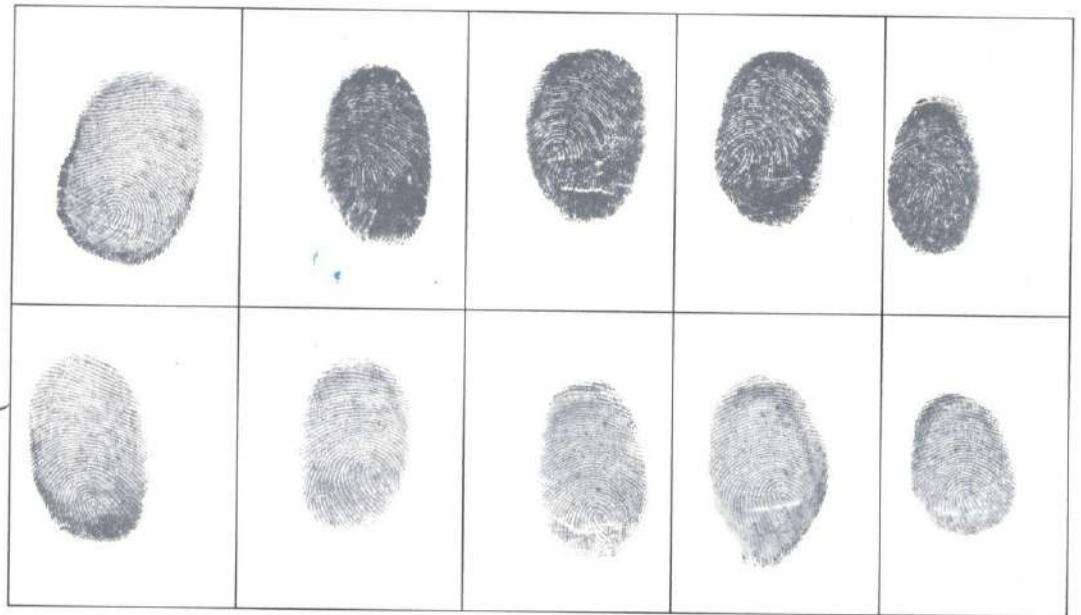


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Ten fingers impression and photo of the parties



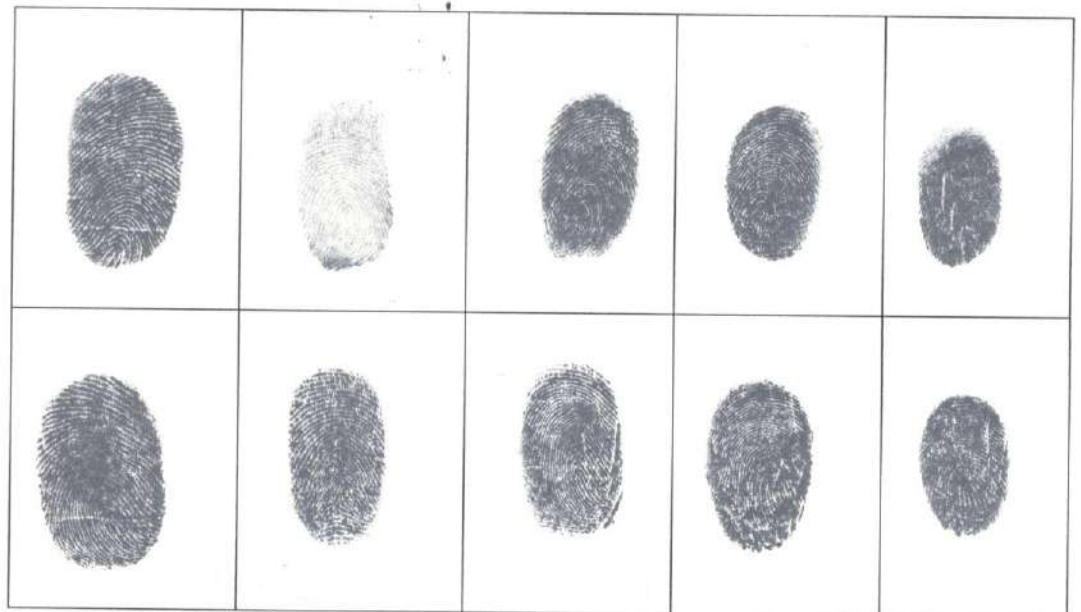
Rahul Agarwal



Rahul Agarwal



Anurag Kumar



Anurag Kumar



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**Kushal Bharat Equipments &
Infrastructure Pvt. Ltd.**

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S KUSHAL BHARAT EQUIPMENT & INFRA PVT LTD ON 06TH DAY OF FEBURARY, 2025 ON THURSDAY, AT 11:00 A.M AT THE REGISTERED OFFICE OF THE LLP AT 16, GANESH CHANDRA AVENUE KOLKATA, WEST BENGAL, INDIA, 700013 TO TRANSACT BUSINESS MATTERS:

The Chairman of the meeting informed the board that Mr. Rahul Agarwal, Director (DIN: 03493106) is hereby authorised to act on behalf of the company for the sale of land and other related matters

"RESOLVED THAT Mr. Rahul Agarwal, Director (DIN: 03493106) of M/S Kushal Bharat Equipment & Infra Pvt Ltd (hereinafter referred to as "the CO."), be and is hereby authorized to act on behalf of the Company for the sale of land, including but not limited to negotiating, signing, and executing any and all documents, agreements, contracts, deeds, and papers related to the sale of land, and performing all such actions as may be necessary for completing the sale process.

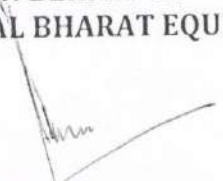
RESOLVED FURTHER THAT Mr. Rahul Agarwal is authorized to represent the Company in dealings with relevant authorities, landowners, banks, and any third parties, for obtaining the necessary clearances, permissions, and undertakings as may be required in connection with the land sale and other matters related to it.

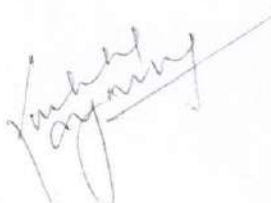
RESOLVED FURTHER THAT Mr. Rahul Agarwal is also empowered to sign any additional documents, contracts, deeds, and papers as may be necessary for the completion of the transaction and to make payments related to the land purchase from the Company's funds, in accordance with the laws applicable

RESOLVED FURTHER THAT the Directors of the Company are hereby authorized to take all necessary actions and execute all documents as may be necessary or desirable to give effect to the foregoing resolution."

//CERTIFIED TRUE COPY//

**FOR AND ON BEHALF OF
M/S KUSHAL BHARAT EQUIPMENT & INFRA PVT LTD**


**NARESH KR. AGARWAL
DIRECTOR
(DIN: 00936848)**


**KUSHAL AGARWAL
DIRECTOR
(DIN: 07939440)**



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



192024250426109868

GRN Details

GRN:	192024250426109868	Payment Mode:	SBI Epay
GRN Date:	28/02/2025 21:07:14	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4047009744446	BRN Date:	28/02/2025 21:11:25
Gateway Ref ID:	649848680	Method:	Union Bank of India - Retail NB
GRIPS Payment ID:	280220252042610985	Payment Init. Date:	28/02/2025 21:07:14
Payment Status:	Successful	Payment Ref. No:	2000608831/4/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUKHIDEO KAYAL
Address:	SILVER SPRING APARTMENT, BLOCK - IX, FLAT 3AB, 5, JBS HALDER AVENUE, POST - DHAPA, KOLKATA
Mobile:	9046065717
Period From (dd/mm/yyyy):	28/02/2025
Period To (dd/mm/yyyy):	28/02/2025
Payment Ref ID:	2000608831/4/2025
Dept Ref ID/DRN:	2000608831/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000608831/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	816735
2	2000608831/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	117428

Total 934163

IN WORDS: NINE LAKH THIRTY FOUR THOUSAND ONE HUNDRED SIXTY THREE ONLY.

PAID

Identifier's Photo, Finger Prints & Signature Sheet

Query No.

2000608831/2025
~~2000233324/2025~~

नाम

Manoj W. Khandaiwal

पिता का नाम

Anand Prakash Khandaiwal.

पत्नी का नाम

Bhagabandh Para, Purnaha

Adharcard No. - 8964 1021 3327



Manoj G. Khandaiwal

	अंगुली	अंगुली	अंगुली	अंगुली	अंगुली
बायाँ हाथ					

	अंगुली	अंगुली	अंगुली	अंगुली	अंगुली
दायाँ हाथ					

* यदि कहीं भी फिंगर प्रिंट्स या साइनचर नहीं मिले, तो इसे 'फ्रेंड' के रूप में दर्ज करें।

Friend.

नाम :- Manoj G. Khandaiwal

तारीख :- 28/2/2025

2005/5/85

Handwritten text in Odia script, likely a title or address.

2005/5/85



2005/5/85

Handwritten signature or text at the bottom right.

Major Information of the Deed

Deed No :	I-1401-01495/2025	Date of Registration	10/03/2025
Query No / Year	1401-2000608831/2025	Office where deed is registered	
Query Date	28/02/2025 4:20:15 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Soumen Nandi Bhagabandh Para,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9046065717, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,17,00,000/-	Rs. 1,17,38,925/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,21,735/- (Article:23)	Rs. 1,17,428/- (Article:A(1), E, M(b), H)		
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: North Lake Road, Mouza: Raghabpur, JI No: 66, 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-3815	RS-1011	Bastu	Bastu	13 Katha 15 Chatak 9 Sq Ft	1,17,00,000/-	1,17,38,925/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1402-I -04147-2005
Grand Total :					23.0175Dec	117,00,000 /-	117,38,925 /-	

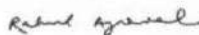
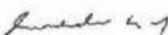
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Kushal Bharat Equipments And Infrastructure Private Limited Gandhi House 16 Ganesh Chandra Avenue, City:- Kolkata, P.O:- Parkstreet, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

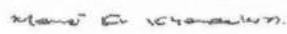
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trinity Realty & Developers LLP Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx1r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rahul Agarwal (Presentant) Son of Mr Suresh Agarwal Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 Feb 28 2025 4:26PM	 LTI 28/02/2025 Captured	 28/02/2025
Jhalda Municipality, Ward No.6, City:- Jhalda, P.O:- Jhalda, P.S:-Jhalda, District:-Purulia, West Bengal, India, PIN:- 723202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AQxxxxxx7P, Aadhaar No: 49xxxxxxxx9622 Status : Representative, Representative of : Kushal Bharat Equipments And Infrastructure Private Limited (as authorised signatory)				
2	Name Mr Sukhdeo Kayal Son of Late Omprakash Kayal Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 Feb 28 2025 4:27PM	 LTI 28/02/2025 Captured	 28/02/2025
BL-9,FL-3A,5J.B.S.halden Ave., City:- Kolkata, P.O:- Dhapa, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AExxxxxx9D, Aadhaar No: 91xxxxxxxx2816 Status : Representative, Representative of : Trinity Realty & Developers LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Kumar Khandaiwal Son of Mr Anand Prakash Khandaiwal Ward No 14,Bhagabandhpara, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101		 Captured	
	28/02/2025	28/02/2025	28/02/2025
Identifier Of Mr Rahul Agarwal, Mr Sukhdeo Kayal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Kushal Bharat Equipments And Infrastructure Private Limited	Trinity Realty & Developers LLP-23.0175 Dec

Endorsement For Deed Number : I - 140101495 / 2025

On 28-02-2025

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

Presented for registration at 13:40 hrs on 28-02-2025, at the Office of the D.S.R. PURULIA by Mr Rahul Agarwal ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,38,925/-

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

Execution is admitted on 28-02-2025 by Mr Rahul Agarwal, authorised signatory, Kushal Bharat Equipments And Infrastructure Private Limited (Private Limited Company), Gandhi House 16 Ganesh Chandra Avenue, City:- Kolkata, P.O:- Parkstreet, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Manoj Kumar Khandaiwal, , Son of Mr Anand Prakash Khandaiwal, Ward No 14,Bhagabandhpara, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Execution is admitted on 28-02-2025 by Mr Sukhdeo Kayal, PARTNER, Trinity Realty & Developers LLP (LLP), Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

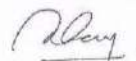
Indetified by Mr Manoj Kumar Khandaiwal, , Son of Mr Anand Prakash Khandaiwal, Ward No 14,Bhagabandhpara, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,17,428.00/- (A(1) = Rs 1,17,389.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,17,428/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/02/2025 9:11PM with Govt. Ref. No: 192024250426109868 on 28-02-2025, Amount Rs: 1,17,428/-,
Bank: SBI EPay (SBlePay), Ref. No. 4047009744446 on 28-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,21,735/- and Stamp Duty paid by by online = Rs 8,16,735/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/02/2025 9:11PM with Govt. Ref. No: 192024250426109868 on 28-02-2025, Amount Rs: 8,16,735/-,
Bank: SBI EPay (SBlePay), Ref. No. 4047009744446 on 28-02-2025, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 10-03-2025

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,21,735/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 27517, Amount: Rs.5,000.00/-, Date of Purchase: 28/02/2025, Vendor name: DEBDAS BHATTACHARYA



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2025, Page from 21396 to 21427

being No 140101495 for the year 2025.



Kaushik Ray

Digitally signed by KAUSHIK RAY
Date: 2025.03.10 18:16:58 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 10/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.