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K 017542

Pixel Goods & Supply Pvt. Ltd.  
Director

AVIANA PROJECTS PVT. LTD.

Director

Sandip

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

Sandip

RN

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04-04-24

Seyal

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT IS MADE ON  
THIS THE 4<sup>th</sup> DAY OF APRIL, 2024

82008855505724

Cont/2



Certified that the Document is admitted to  
Registration and the Signature Sheet and  
the Endorsement Sheet attached to this  
Document are part of this Document

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

04 APR 2024

SL. NO. 37912 Date 28, 3, 2027

PURCHASER ICONIC VINAYAK

Full Address Siliguri

Total Value 5000

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

K 012845



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

04 APR 2026



Pixel Goods & Supply Pvt. Ltd.

Director

AVIANA PROJECTS PVT. LTD.

Director

sandhu

BETWEEN

ICONIC MINAYAK

Partner  
ICONIC MINAYAK

Partner

ICONIC MINAYAK

Partner  
ICONIC MINAYAK

Partner

**PIXEL GOODS & SUPPLY PRIVATE LIMITED (PAN AAACP9844J)**, an Indian Private Limited Company, being incorporated under the Companies Act, 1956 having its Corporate Identity Number CIN: U70109WB2009PTC13169 of dated 05/01/2009 and having its registered office at The Planet, 3<sup>rd</sup> Floor, Shop NO. T38 & T39, Opp. North City, Beside Yellow Chilli, Sevoke Road, Siliguri - 734001, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal. the said company is hereinafter represented by one of its Directors Sri Shivam Goyal, son of Sri Sushil Kumar Goyal, Indian by citizen, Hindu by faith, businessman by occupation, resident of Green Building, India Bye Pass Road Sichey, Near Kbt Fuels Gangtok, Pin - 737101, in the state of Sikkim, hereinafter called the **"FIRST PARTY"** (which name and expression shall unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its directors, office-bearers, executors, successors-in-office, administrators, legal representatives and assigns) of the **"FIRST PART"**.

AND

**SRI ANIL KUMAR SINGHAL (PAN AMPPS1800H, AADHAAR 8745 7135 4002)**, Son of Late Niranjan Lal Singhal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Diamond Tower A, 1<sup>st</sup> Floor, North City, Sevoke Road, Siliguri – 734001, PO Sevoke Road, PS Bhaktinagar, District Jalpaiguri, in the State of West Bengal, hereinafter called the **"SECOND PARTY"** (which name and expression shall unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **"SECOND PART"**.

AND

**AVIANA PROJECTS PRIVATE LIMITED (PAN AAGCA0565P)**, an Indian Private Limited Company, being incorporated under the Companies Act, 1956 having its Corporate Identity Number (CIN):- U70101WB2006PTC107134 of dated 06/01/2006 and having its registered office at C/o Sunshine Residency, Baikunthopally, Jyoti Nagar, Behind Goodriche School, P.o-Salugara, Police Station Bhaktinagar, Siliguri - 734008, District Jalpaiguri, the said company is hereinafter represented by one of its Director Sri Avinash



Pixel Goods & Supply Pvt. Ltd.

Director

*Shivam*

*[Signature]*

AVINASH PROJECTS PVT. LTD.

Director

*[Signature]*

*Sandip*

ICONIC VINAYAK

Partner

*Shivam*

ICONIC VINAYAK

Partner

*[Signature]*

ICONIC VINAYAK

Partner

*[Signature]*

ICONIC VINAYAK

Partner

*Sandip*

Agarwal, son of Sri. Naresh Agarwal, resident of Munsa Singh Compound, 2.1/2 Mile, Sevoke Road, Police Station Bhaktinagar, Siliguri - 734001, District Jalpaiguri, hereinafter called the "THIRD PARTY" (which name and expression shall unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its directors, office-bearers, executors, successors-in-office, administrators, legal representatives and assigns) of the "THIRD PART".

AND

SRI SANDIP KUMAR AGARWAL (PAN ACCPA4570F, AADHAAR 8113 0638 5773), Son of Sri Kishan Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Ward No. 10, House No. 28, K C Dey Road, Siliguri - 734001, District Darjeeling, in the State of West Bengal, hereinafter called the "FOURTH PARTY" (which name and expression shall unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the "FOURTH PART".

AND

ICONIC VINAYAK (PAN AAJFI4813N), a Partnership Firm having its office at Planet Mall, 3<sup>rd</sup> Floor, Room No. T38 & T39, Sevoke Road, Siliguri -734001, represented by its partners i) Sri. Shivam Goyal, Son of Sri. Sushil Kumar Goyal, Hindu by Religion, Business by occupation, resident of Green Building Indira, Bye Pass Road, Sichey, Near KBT Fuels, Gangtok, East Sikkim - 737101 in the state of Sikkim, India, having Aadhaar No. 2420 2647 4768, and ii) Sri. Anil Kumar Singhal, Son of Late Niranjana Lal Singhal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Diamond Tower A, 1<sup>st</sup> Floor, North City, Sevoke Road, Siliguri - 734001, PO Sevoke Road, PS Bhaktinagar, District Jalpaiguri, in the State of West Bengal, having Aadhaar No. 8745 7135 4002, and iii) Sri. Avinash Agarwal, son of Sri. Naresh Agarwal, resident of Munsa Singh Compound, 2.1/2 Mile, Sevoke Road, Police Station Bhaktinagar, Siliguri - 734001, District Jalpaiguri, in the State of West Bengal, having Aadhaar No. 5049 9208 8104, and iv) Sri. Sandip Kumar Agarwal, Son of Sri Kishan Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Ward No. 10, House No. 28, K C Dey Road, Siliguri - 734001, District Darjeeling, in the State of West Bengal, having Aadhaar No. 8113 0638 5773, hereinafter called the "FIFTH PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors,

Pixel Goods & Supply  
Shivani  
- Director

successors, legal representatives, partners, administrators and assigns) of the "FIFTH PART".

AVIANA PROJECTS PVT. LTD.  
Director  
Sandip

ICONIC VINAYAK  
Partner  
Shivani

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner  
Shivani

ICONIC VINAYAK  
Partner  
Sandip

The First Party, Second Party, Third Party and Fourth Party hereinafter collectively referred as **OWNERS** and the Fifth Party hereinafter referred as **DEVELOPER**.

**WHEREAS:-**

1. The above-named Pixel Goods & Supply Private Limited, Sri. Anil Kumar Singhal, Aviana Projects Private Limited and Sri Sandip Kumar Agarwal, has become owner of total land measuring 1.3387 acre more particularly described in Schedule B, as per the details of devolution of title given in Schedule A.

2. The aforesaid total land purchased in the above names Pixel Goods & Supply Private Limited, Sri. Anil Kumar Singhal, Aviana Projects Private Limited and Sri Sandip Kumar Agarwal is situated at Mouza – Dabgram recorded in R.S.Khatian No. 682 correspondence to L.R.Khatian Nos. 82, 134, 135, 143, 146 and 148 appertaining to and comprising within part of R.S Plot Nos. 53, correspondence to L.R Plot No. 49, 52, 53, 54, 60 and 38/81, R.S Sheet No. 4 correspondence to L.R Sheet No. 26, J.L No. 02, Mouza Dabgram, Pargana Baikunthapur, P.S Bhakinagar, District Jalpaiguri, within Ward No. 41 of Siliguri Municipal Corporation, in the state of West Bengal, more particularly described in the **Schedule -B** herein under (herein after referred as "**the said premises**") having permanent, heritable and transferable right, title and interest therein.

3. The owners above named being desirous of constructing a residential, commercial or mixed-use complex on the aforesaid below scheduled plot of land but not being in a position to put their contemplation and scheme into action due to preoccupation, financial issues & inadequate expertise was in search of a developer who could construct the residential, commercial or mixed-use complex.

4. The Fifth Party is a bona-fide Developer / Promoter / Contractor / Builder having partners who have experience in design and construction along with adequate resources of finance for construction of multistoried building and also has got goodwill and reputation and have agreed to construct a residential, commercial or mixed-use complex building/s on the aforesaid/below scheduled land and has agreed on the terms and conditions stated hereunder.

Sandip

Pixel Goods & Supply Pvt. Ltd.  
Director

AVIANA PROJECTS PVT. LTD.  
Director

Sandip

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

Partner

ICONIC VINAYAK  
Partner

Partner

5. The Owners confirm that said premise is free from all encumbrance, charges, liens, dispendens, mortgages and attachments howsoever.

6. The Owners have agreed to grant an exclusive right of development of the aforesaid said land in favor of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the said premises.

7. On. at or before execution of this agreement of development both the parties hereof had made certain assurances/ statements/ representations to each other and relying thereon in good faith both the parties have agreed to undertake development of the below scheduled landed property on the terms and conditions hereinafter appearing.

8. For better understanding and clarity, this agreement is divided into parts and its sub parts, list of the same is as follows:

**ARTICLE I – DEFINITIONS**

In this Agreement, unless otherwise specifically mentioned.

1.1 The Owners shall mean the said **First Party - Pixel Goods & Supply Private Limited, Second Party - Sri. Anil Kumar Singhal, Third Party - Aviana Projects Private Limited and Forth Party - Sri Sandip Kumar Agarwal**, the aforesaid persons having whatsoever right, title and interest that they have in respect of the land described in the Schedule - B hereunder written and also their heirs, legal representatives, executors, nominee(s), assigns and constituted attorney.

1.2 Developer shall mean the said **Fifth Party – Iconic Vinayak** and its partners and also executors, successors in office, representatives, administrators and assigns at all materials times.

Sandip

1.3 Premises shall mean that entire piece and parcel of the land more fully and particularly described in the **Schedule – B** hereunder written.

1.4 Building/s shall mean the residential building/multistoried mixed use (residential cum commercial) complex building to be constructed at the said premises as per the plan(s) to be sanctioned by the designated authority.

1.5 Unit shall mean the constructed area and / or spaces in the building intended to be built and / or constructed capable of being occupied and enjoyed separately as a distinct

Pixel Goods & Supply Pvt. Ltd.

Director

AVIANA PROJECTS PVT. LTD

Director

ICONIC VINAYAK

Partner

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ICONIC VINAYAK

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Partner

entity at the building to be constructed at the said premises.

1.6 Super built-up area shall mean the total constructed area which will include corridors, staircases, lifts (any), passageways, water tanks, reservoirs, area used for providing common facilities to the occupants like gym, games room, community hall, (if any) etc together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said premises.

1.7 Architect shall mean any qualified person or other qualified association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect for designing and planning of the building/s to be constructed at the said premises.

1.8 Saleable Area shall mean the space/s in the said multi storied building/s available for independent use and occupation after making due provisions of common facilities and the space required therefore and car parking space.

1.9 Balance Saleable Area shall mean total saleable area in the project after reducing the area allotted to the Owners as part consideration of Owners' allocation specified in Schedule - C.

1.10 Owners' Allocation shall mean the allocation to be received by the owners as described in the Article -XIII below.

1.11 Developer's allocation shall mean the allocation to be received by the developer as described in the Article -XIV below.

1.12 The owners shall execute a Development Power of Attorney in favor of the Developer for executing the necessary documents in respect of construction of the building.

1.13 Transfer with its grammatical variations and cognate expressions shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in the said multistoried building/s to purchaser/s thereof.

1.14 Transferee shall mean a person, persons, Firm, limited company, Association of Persons to whom any space and / or unit in the building/s to be constructed at the said premises have been transferred.

1.15 Word importing singular shall include plural and vice versa meaning if necessary.

Handwritten initials/signature



Pixel Goods & Supply Pvt. Ltd.  
Director

AVIANA PROJECTS PVT. LTD.  
Director

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

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Partner

ICONIC VINAYAK  
Partner

1.16 Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender if necessary.

**ARTICLE -II - COMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of its execution or from the date of clear site handover or completion of all land documents, whichever is later.

**ARTICLE -III - OWNERS' RIGHT & REPRESENTATIONS**

3.1 The owners are absolute seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the Schedule - B hereunder written.

3.2 Except the owners, no other person has any claim or interest and / or demand over and in respect of the said premises and / or any portion thereof.

3.3 The said premises or any part thereof is not affected by any requisition or acquisition of the Govt. or any other statutory body such as the Housing Board, PWD or Road alignment of any authority or authorities under any law and the said premises land is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand and the said premises is free from all encumbrance, lien's, lispendens, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.

3.4 The said land is not vested under the Urban land (Ceiling & Regulation) Act, 1976.

3.5 There is no subsisting agreement for sale and / or development of the said premises with any other party or parties by the owner or any of them or any person claiming under them.

3.6 The owners have applied and obtained building plan for construction of Residential Cum Commercial project on the Schedule - B land from Siliguri Municipal Corporation vide building plan no. SWS-OBPAS/0104/2023/3324 dated 22/03/2024.

3.7 The Owners further represent if any dispute arises in future the Owners shall be responsible for any litigation related to their title to the said land and if any legal heir/s dispute or any third party claims arises in future, in that event, the Owners shall, at their



Private Goods & Services  
Director

AVIANA PROJECTS PVT. LTD.  
Director

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

Partner

own costs and expenses, settle all such disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the Owners over the said premises and ensure that the development and construction of the Project by the Developer shall not be interrupted, obstructed, hampered or delayed in any manner. Further, the Owners agree and acknowledge that in the event of any dispute if arises in future or any disputes if arises between the co-owners herein and for such disputes if the development and construction of the Project get interrupted, obstructed, hampered or delayed in any manner, then the Owners shall be liable to compensate the developer of all the costs, expenses, damages and losses that occur for such delays and interruptions as aforesaid and the Developer shall have no liability in this regard.

**ARTICLE - IV - DEVELOPER'S RIGHT**

- 4.1 The Owners hereby grant, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said premises in accordance with the approved plan without any violation thereof.
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owners and / or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.
- 4.3 The Developer shall be entitled and at liberty to absolutely enter into agreement to sale the balance saleable area of the said multistoried building constructed over the below scheduled land and shall receive the part/full consideration money from the sale of such space/area/units and thereafter remit owner's allocation to the owners.
- 4.4 The Developer shall be represented by any three partners out of total four partner of the Developer in any Agreement to Sale and Deed of Conveyance to be executed by the Developer.
- 4.5 The Developer is fully authorized to develop the aforesaid land by constructing the multistoried building on the below scheduled land and deal with prospective purchasers of such space/units/area as it deems fit and proper.
- 4.6 That in case the Developer hereof is required to register itself as developer / promoter under the prevalent law, the Owners, if required, shall sign, execute application forms, documents, papers etc.

6/11/24

AVIANA PROJECTS PVT. LTD.

Director

ICONIC VINAYAK

Partner

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Director

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ICONIC VINAYAK

Partner

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Partner

**ARTICLE V - CONSIDERATION**

5.1 In consideration of the owner allowing the Developer to develop the said property the Developer shall remit / allocate / allot the owners' allocation as defined in the Article - XIII of this agreement.

**ARTICLE VI - PROCEDURE**

6.1 The land owners shall sign execute and register a Development Power of Attorney in favor of the developer Fifth Party **ICONIC VINAYAK** for (a) compliance with the obligations on the part of the developer to be observed, fulfilled and performed hereunder (b) the proper and uninterrupted exercise of implementing the right and authorities granted or intended to be granted to the developer hereunder (including those relating to entering into agreement to sell, receive advances or part payment or full consideration money from such sale from intending purchaser/s).

6.2 It is further understood that to facilitate the construction of the new building and / or buildings by the developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer need the authority of the owners and various applications and other documents may be required to be signed or made by the owners from time to time relating to which specific provisions may not have been mentioned herein and the owners hereby agrees to do, at the cost and expense of the developer. all such acts, deeds, matters and things and execute such application, papers and such further/ additional power of attorney and / or authorization as may be required by the developer.

**ARTICLE VII - BUILDING**

7.1 The Developer shall at its own costs, construct, erect and complete the multistoried building/s - residential, commercial or mixed-use building/s - over the aforesaid/below scheduled land in accordance with the sanctioned plan with good and standard materials as will be specified by the Architect from time to time. It is imperative to mention here that the building plan shall be prepared as per the specification and guidelines of Siliguri Municipal Corporation, Siliguri. Subject as aforesaid the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.

7.2 The Developer shall install and erect in the said multi storied building/s at its own costs as per specification and drawings provided by the architect, pumps, tube well, water storage tanks, and provide lifts, electrifications, generators, permanent electric connection

Director

AVIANA PROJECTS PVT. LTD.

Director

Partner

ICONIC VINAYAK

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Partner

Partner

Pixel Goods & Supply Pvt. Ltd.

(and until permanent electric connection is obtained temporary electric connection shall be provided) and other facilities as are required to be provided in the proposed residential, commercial or mixed use building/s having self-contained units for sale of constructed area therein on ownership basis.

7.3 The Developer shall be authorized in the name of the owners so far as is necessary, to apply for and obtain buildings materials for the construction of the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the said multistoried building/s and other inputs and facilities required for the construction and enjoyment of the building/s for which purpose the owners shall also execute power(s) of attorney in favor of the Developer as shall be required by the developer. All costs charges and expenses therefore shall be borne and met by the Developer.

7.4 All costs, charges and expenses, including architect's fees during the construction of the building/s at the said premises shall be borne by the developer and the owners shall bear no responsibility & liability in this context, provided that the owners shall perform all the obligations required of them under this agreement in a diligent and sincere manner.

**ARTICLE VIII – COMMON FACILITIES**

8.1 The Developer shall pay and bear Municipal Corporation taxes, insurance premium and other statutory outgoing as would be levied by the Government or any statutory authority in respect of the said property accruing as and from the date of handing over vacant possession of the aforesaid below scheduled land by the owners to the Developer.

8.2 The Owners and the Developer shall punctually and regularly pay the Rates/ Taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

8.3 The developer shall be entitled to deal with/transfer the flats/commercial spaces/units and parking space in the said complex/building. It is however clarified that the Developer alone shall be entitled to receive and appropriate from the intending purchasers/transferees all deposits and extra charges including [1] charges for Transformer, electricity line cost, electric equipment and cabling, [2] charges for the other amenities generator, collapsible gates if provided, [3] deposits and advance for maintenance charges and [4] GST Charges as applicable on the sale of flats/commercial spaces/units and parking

Pixel Goods & Supply Pvt. Ltd. *Shwami*  
 Director  
 AVIANA PROJECTS PVT. LTD. *Shwami*  
 Director  
 Partner  
 ICNIC VINAYAK  
 Partner  
 ICNIC VINAYAK  
 Partner  
 ICNIC VINAYAK  
 Partner  
 ICNIC VINAYAK  
 Partner

space of the proposed new building. For permanent electric connection to the unit/s, the Transferees shall pay the deposits demanded by W.B.S.E.D.C.L and/or other agencies. The charges are irrespective of the Developer's/Owners' allocation and the same shall not be treated as consideration of saleable area and the Owners shall not have any claims/rights over the said receipts.

**ARTICLE IX – OWNERS' OBLIGATIONS**

9.1 The owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the said multi storied building/s at the said premises by the Developer.

9.2 The owners hereby agree and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from executing Agreement to Sell, accept advance/ part payment or full consideration money, and sign, execute and register proper Deed of Sale/conveyance or any transfer deed in the new multistoried building/s constructed over the aforesaid below scheduled land.

9.3 The owners hereby agree and covenant with the developer not to let out, mortgage, and / or create charge over the said property or any portion thereof without the consent in writing of the developer during the period of construction.

9.4 The owners shall be obliged to sign, execute and register Development Power of Attorney or conveyances as required by the Developer in favor of the developer and / or its nominees for selling the saleable area in the said multistoried buildings constricted over the aforesaid below scheduled land.

9.5 The owners shall at the time of signing these presents shall hand over all the original title deeds, documents, khatians, khazana receipts up to date tax receipts, holding tax and all other documents of the land forming subject matter of these presents so that the Developer can produce them to various government departments as and when required and the Owners shall clear the electricity consumption bill till handing over the possession of the said premises to the Developer.

**ARTICLE X – DEVELOPER'S OBLIGATIONS**

10.1 The developer shall construct such maximum area as can be constructed on the aforesaid below scheduled land permissible under the building/s rules and regulations and bye-laws of appropriate authority in conformity with the sanctioned plan as aforesaid.

*Shwami*

Director  
AVIANA PROJECTS PVT. LTD.

Partner  
ICONIC VINAYAK

Partner  
ICONIC VINAYAK

Partner  
ICONIC VINAYAK

Partner

10.2 That cost of preparation and execution of all documentation / agreement(s), plan(s) in connection with construction of the building/s along with legal and registration cost shall be borne by the developer.

10.3 That the developer shall construct the multistoried building/s in good order and shall use standard quality of materials as may be specified by the Architect from time to time and such recommendation of the Architect shall be acceptable to the parties hereto.

10.4 That the developer shall be solely liable and responsible to look after, supervise, manage and administer the progress and day to day work of construction of the proposed multistoried building/s.

10.5 That the developer shall solely be liable and responsible to settle all issues, disputes related to construction of building/s at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer at its own cost & expenses and in compliance with/ adherence to the extant law in regard to such matters.

10.6 The developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent etc. from the appropriate authority as applicable from time to time.

10.7 The Developer shall get itself registered under The Real Estate (Regulation and Development) Act, 2016 or any other act implemented in future by government authority, as the case may be as and when the provisions of the said become applicable to the Developer.

10.8 The Developer shall abide by and comply with all Labour Laws in relation to employment of manpower, directly or indirectly, for construction of the building/s; all laws including bye-laws, rules & regulations, whether statutory, mandatory or local regarding construction of building/s on the owners' land and the owners shall have no liability or responsibility whatsoever in this regard.

10.9 The developer shall complete in all respects the construction of the building/s within (36) thirty-six calendar months from the end of the month in which sanction of the building/s plan is obtained including obtaining the vacant possession as well as construction right, entry right and other right and duties to act as per this agreement of the said premises. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts, pandemic, lock downs and its after effects the said time period for completion of construction shall be extended.

AVIANA PROJECTS PVT. LTD.  
Director

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

#### ARTICLE XI – OWNERS' INDEMNITY

11.1 The owners hereby undertake that the developer shall be entitled to developer's allocation of the said construction and shall enjoy its allocated share without any interference and/or disturbance, provided the developer performs and fulfills all the terms and conditions herein contained and, on its part, to be observed and performed.

11.2 The owners hereby undertake to keep the developer indemnified against all third-party claims and actions against the aforesaid below scheduled land in respect of the owners' allocation and developer's allocation.

#### ARTICLE XII – DEVELOPER'S INDEMNITY

12.1 The developer hereby undertakes to keep the owners indemnified against all outside party claims and actions arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said building/s on the aforesaid Scheduled land.

#### ARTICLE XIII – OWNERS' ALLOCATION

13.1 Owners' allocation shall mean:

- a) the units in the proposed project to be allotted and delivered to the owners by the developer as described in Schedule – C below, and
- b) the share in the total sale proceeds received from selling the balance saleable area in the project in the agreed ratio as defined in Schedule – D below.

13.2 That the Developer, upon completion of construction of the said Project, shall inform to the Owners to take complete rights of their allocation as described in Schedule – C and thereafter the Owners shall be solely liable and responsible for payment of all proportionate maintenance charges, taxes, land revenue and all other outgoings in respect of their Allocation.

13.3 The sale proceed from sale of balance saleable area in the project shall be distributed among the land owners as and when the same is received by the developer.

#### ARTICLE XIV – DEVELOPER'S ALLOCATION

14.1 Developer's allocation shall mean the proportionate sale proceeds received from selling the balance saleable area in the project in the agreed ratio as defined in Schedule – D below.


  
 Director  
 PVEL Goods & Supply Pvt. Ltd.  

  
 Director  
 AVIANA PROJECTS PVT. LTD.  

  
 Director  
 ICONIC VINAYAK  
 Smt. Anuradha  
 Partner  

  
 Partner  
 ICONIC VINAYAK  

  
 Partner  
 ICONIC VINAYAK  

  
 Partner  
 ICONIC VINAYAK  

  
 Partner

14.2 The developer alone shall be entitled to enter into agreement for sale by its own name with any transferee in respect of balance saleable area of the project and to receive and collect all monies and it is hereto expressly agreed by and between the parties hereof that for the purpose of entering into such agreement for sale it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as owners' consent provided the developer shall comply with all other obligations of the developer to the owners under this agreement.

ARTICLE XV – MISCELLANEOUS

15.1 The owners and the developer have entered in to this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the developer and the owner as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of persons.

15.2 It is understood that from time to time to facilitate the construction of the said multistoried building/s at said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein and the owners hereby undertakes to do all such acts deeds, matters and things that may be reasonably required to be done in the matter and the owner shall execute any such additional power(s) of attorney and / or authority as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe upon the right of the owner and / or go against the spirit of the agreement.

15.3 The developer and the owners shall mutually frame scheme for the management and administration of the said multi-storied building/s at the said premises and / or common part thereof. The developer and the owners hereby agree to abide by all the rules and regulation of such Management / Society / Association/Holding, Organization and hereby give their consent to abide by the same.

15.4 It is clearly understood and agreed by and between the Owners and the Developer that if any act, deed or thing is required to be done at any time hereafter for complying with the provisions of The Real Estate (Regulation and Development) Act, 2016 or any other act implemented, it shall be the joint responsibility of the Owners and Developer to observe, fulfill, perform and carry out the duties, responsibilities and obligations cast upon them by



Pixel Goods & Supply PVT. LTD. Director  
AVIAMA PROJECTS PVT. LTD. Director  
ICONIC VINAYAK Partner  
ICONIC VINAYAK Partner  
ICONIC VINAYAK Partner  
ICONIC VINAYAK Partner  
ICONIC VINAYAK Partner

the said Act and Rules framed thereunder from time to time and for such purpose the Owners and the Developer shall co-operate with each other at all materials times hereafter.

15.5 That in case of demise of any Owners herein, their legal heirs shall be bound to fulfill, confirm and perform all the terms and conditions mentioned in this agreement and shall also be liable to execute all necessary documents, such as new unconditional Power of Attorney in favour of the Developer as and when require by the Developer. The Legal heirs shall honor this agreement and shall have no further and additional demand apart from this agreement. The expenses to execute all the new necessary documents as aforesaid shall be borne by the legal heirs and the Developer shall have no liability in that respect.

15.6 As and from the date of completion of the multi storied building, the developer and / or its transferees and the owners and / or their transferees shall each be liable to pay and bear proportionate charges on account of all taxes & rates payable in respect of their allocations/receivables.

15.7 The proposed building to be constructed on the said premises shall be named as desired by the Developer and shall be final and binding upon the parties hereto.

15.8 The parties shall bear their own / respective, Direct Taxes and Indirect Taxes (like Goods and Services Tax, etc) applicable for the instant joint development project and appropriation of owners have if any capital gain impositions and any TDS against the consideration amount received against Owners' Allocation shall be borne by the Owners.





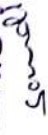
15.9 It is agreed by the parties that, if required, the Developer may revise the approved plan with the written consent of the Owners:

#### ARTICLE XVI – FORCE MAJEURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

16.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, pandemic, epidemic situations and its after effects, Government norms and restriction barring or deferring the supply of raw materials required for construction and / or any other act or commission beyond the control of the parties hereto.




 AVIANA PROJECTS PVT. LTD.  
 Director  

 Sandeep  
 ICONIC VINAYAK  
 Partner  

 Sandeep  
 ICONIC VINAYAK  
 Partner  

 Sandeep  
 ICONIC VINAYAK  
 Partner  

 Sandeep  
 ICONIC VINAYAK  
 Partner

**ARTICLE XVII – SETTLEMENT OF DISPUTE & ARBITRATION**

17.1 In case if any dispute between the parties hereto, recourse shall first and always be taken to mutual amicable discussion & conciliation, failing which reference or question arising out of the unresolved dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and / or any other statutory modification and / or enactment relating thereto.

**ARTICLE XVIII – JURISDICTION**

18.1 Courts in the District of Jalpaiguri shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**SCHEDULE – A**  
**DEVOLUTION OF TITLE**

1. The First Party Pixel Goods & Supply Private Limited had acquired a piece and parcel of land measuring 46 Katha 14 Chattak 32 sq ft or 0.7741 acre appertaining to forming part of RS Plot No. 53, correspondence to L.R Plot No. 54 and 60 of RS Sheet No. 4 correspondence to L.R Sheet No. 26, recorded in RS Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 9 Deeds of Conveyance Registered at the Office of the Additional District Sub-Registrar, Rajganj and
  - i) recorded in Book No. I, CD Volume No. 20, Pages 5611 to 5622, being Document No. 07120, for the year 2011 dated 21/11/2011 executed by Sushila Devi Somani.
  - ii) recorded in Book No. I, CD Volume No. 20, Pages 5711 to 5722, being Document No. 07121, for the year 2011 dated 21/11/2011 executed by Sushila Devi Somani.
  - iii) recorded in Book No. I, CD Volume No. 21, Pages 512 to 525, being Document No. 07185, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.
  - iv) recorded in Book No. I, CD Volume No. 21, Pages 561 to 574, being Document





Pixel Goods & Supply  
Director

AVIANA PROJECTS PVT. LTD.  
Director

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

Partner

- No. 07188, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.
- v) recorded in Book No. I, CD Volume No. 21, Pages 588 to 601, being Document No. 07190, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.
- vi) recorded in Book No. I, CD Volume No. 21, Pages 735 to 748, being Document No. 07191, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.
- vii) recorded in Book No. I, CD Volume No. 21, Pages 749 to 762, being Document No. 07192, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.
- viii) recorded in Book No. I, CD Volume No. 21, Pages 814 to 827, being Document No. 07196, for the year 2011 dated 23/11/2011 executed by Sarathi Realtors Private Limited.

2. The First Party upon acquiring the land in total measuring 46 katha 14 chhatak 32 sq ft or 0.7741 acre, duly mutated its name at the office of B.L. & L.R.O., Rajganj and got its name recorded in L.R. Khatian No. 82 of Mouza-Dabgram, L.R. Sheet No. 26 in the District of Jalpaiguri.

3. The First Party has transferred for valuable consideration to the Second Party Sri. Anil Kumar Singhal, 50% of the undivided share of the total 46 katha 14 chhatak 32 sq ft or 0.7741 acre land owned by the first party by virtue of 2 Deeds of Conveyance executed by First Party Pixel Goods & Supply Private Limited and Registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, Dist Jalpaiguri and

i) recorded in Book No. I, Volume No. 0711-2023, Pages 17265 to 17289, being Document No. 0537, for the year 2023 dated 24/01/2023.

ii) recorded in Book No. I, Volume No. 0711-2023, Pages 19215 to 19232, being Document No. 0652, for the year 2023 dated 24/01/2023.

4. The Third-Party Aviana Projects Private Limited had acquired a piece and parcel of land measuring 0.4264 acre appertaining to forming part of RS Plot No. 53 correspondence to L.R Plot No. 49, 52 and 53 of RS Sheet No. 4 correspondence to L.R Sheet No. 26, recorded in RS Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 5 Deeds of Conveyance

Signature

Director  
AVIANA PROJECTS PVT. LTD.  
Director  
Partner  
ICONIC VINAYAK  
ICONIC VINAYAK  
ICONIC VINAYAK  
Sandeep  
Sandeep

- i) registered at the Office of the District Sub-Registrar, Dist Jalpaiguri and recorded in Book No. I, Volume No. 0702-2021, Pages 20680 to 20706, being Document No. 0917, for the year 2021 dated 31/03/2021 executed by Smt. Kavita Behani.
- ii) registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, Volume No. 0711-2021, Pages 77878 to 77901, being Document No. 2802, for the year 2021 dated 24/03/2021 executed by Smt. Kavita Behani.
- iii) registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, Volume No. 0711-2021, Pages 151122 to 151145, being Document No. 5652, for the year 2021 dated 16/08/2021 executed by Sri. Gopal Kumar Goyal.
- iv) registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, Volume No. 0711-2021, Pages 151098 to 151121, being Document No. 5653, for the year 2021 dated 16/08/2021 executed by Sri. Gopal Kumar Goyal.
- v) registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, Dist Jalpaiguri and recorded in Book No. I, Volume No. 0711-2022, Pages 110653 to 110677, being Document No. 3997, for the year 2022 dated 18/04/2022 executed by Sri. Babu Singh Roy, Sri. Baishakhu Roy, Smt. Sushila Roy @ Fatareswari Roy.

5. The Third Party upon acquiring the land in total measuring 0.4264 acre, duly mutated its name at the office of B.L. & L.R.O., Rajganj and got its name recorded in L.R. Khatian No. 134, 135, 143 and 146 of Mouza-Dabgram, L.R. Sheet No. 26 in the District of Jalpaiguri.

6. The Fourth Party Sri Sandip Kumar Agarwal had acquired a piece and parcel of land measuring 0.1382 acre appertaining to forming part of RS Plot No. 53 correspondence to L.R. Plot No. 38/81 and 60 of RS Sheet No. 4 correspondence to L.R. Sheet No. 26, recorded in RS Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 2 Deeds of Conveyance registered at the Office of the Additional District Sub-Registrar, Rajganj, Dist Jalpaiguri and  
i) recorded in Book No. I, CD Volume No. 3, Pages 2346 to 2361, being Document No. 0475, for the year 2011 dated 24/01/2011 executed by Smt.

Director

AVIANA PROJECTS PVT. LTD.

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

ICONIC VINAYAK

Santra Devi Sonar,  
recorded in Book No. I, CD Volume No. 3, Pages 2377 to 2392, being Document  
No. 0477, for the year 2011 dated 24/01/2011 executed by Smt. Rita Agarwal.

ii)

7. The Fourth Party upon acquiring the land in total measuring 0.1382 acre. duly mutated  
his name at the office of B.L. & L.R.O., Rajganj and got its name recorded in L.R.  
Khatian No. 148 of Mouza-Dabgram, L.R. Sheet No. 26 in the District of Jalpaiguri.

8. In view of the above stated facts, the said Pixel Goods & Supply Private Limited, Sri.  
Anil Kumar Singhal, Aviana Projects Private Limited and Sri Sandip Kumar Agarwal,  
the owner herein became the owners of the below mentioned land situated at Mouza  
Dabgram, LR Sheet No. 26, Pargana Baikunthapur, PS Bhaktinagar, District Jalpaiguri,  
Ward No. 41 of Siliguri Municipal Corporation, in the state of West Bengal.

Owners	LR Khatian No.	LR Plot No.	Area (in Acre)	Total Area of Owner (in Acre)
First Party - Pixel Goods & Supply Private Limited	82	54	0.34125	0.38705
		60	0.04580	
Second Party - Sri. Anil Kumar Singhal	82	54	0.34125	0.38705
		60	0.04580	
Third Party - Aviana Projects Private Limited	134	53	0.11800	0.42640
	135	53	0.11500	
	143	49	0.08550	
	143	52	0.08090	
Fourth Party - Sri Sandip Kumar Agarwal	146	53	0.02700	0.13820
		38/81	0.02420	
<b>Total</b>	<b>148</b>	<b>60</b>	<b>0.11400</b>	<b>1.33870</b>

Director

AVIANA PROJECTS PVT. LTD.

Director

ICONIC VINAYAK

Partner

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

**SCHEDULE - B**

**LAND PROPOSED TO BE DEVELOPED**

All that piece or parcel of land measuring 1.3387 Acre little more or less, recorded in R.S. Khatian No. 682, corresponding to LR Khatian No. 82, 134, 135, 143, 146 and 148, appertaining to and comprising within part of R.S Plot Nos. 53, correspondence to L.R Plot No. 49, 52, 53, 54, 60, and 38/81, R.S Sheet No. 4 correspondence to L.R Sheet No. 26. J.L No. 02. Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar. District Jalpaiguri. within Ward No. 41 of Siliguri Municipal Corporation, in the state of West Bengal.

RS Khatian No.	LR Khatian No.	RS Plot No.	LR Plot No.	Area (in Acre)
682	82	53	54	0.34125
			60	0.04580
682	82	53	54	0.34125
			60	0.04580
682	134	53	53	0.11800
			53	0.11500
			49	0.08550
			52	0.08090
			53	0.02700
682	148	53	38/81	0.02420
			60	0.11400
<b>Total</b>				<b>1.33870</b>

The Land is butted and bounded as follows:

- On the North: Shree Krishna Heights Apartment; Upasana Apartment and 17 feet wide road;
- On the South: 100 Pearls Apartment;
- On the East: Sold land of Arjun Paul;
- On the West: 42 Feet Wide Zilla Parisad Road;



AVIANA PROJECTS PVT. LTD.  
Director

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

ICONIC VINAYAK  
Partner

Partner

**SCHEDULE - C**

**UNITS TO BE ALLOTTED TO OWNERS**

The Developer upon execution of this agreement has/had agreed to allot and deliver physical possession of certain properties in the Project/Multi-Storied Residential Cum Commercial Building to the Owners in the following manner:

Owner	Tower No.	Floor	Unit No.	Build Up Area (In Sq Mt)
First Party - Pixel Goods & Supply Private Limited	02	10	Flat - B	147.10
Second Party - Sri. Anil Kumar Singhal	02	10	Flat - A	150.80
Third Party - Aviana Projects Private Limited	02	10	Flat - C	156.08
Fourth Party - Sri. Sandip Kunwar Agarwal	03	10	Flat - B	111.31

**SUBJECT TO REGISTRATION OF PARTITION DEED OR QUIET DEED.**

**SALE PROCEEDS SHARING RATIO**

The total sale proceeds received from the selling of the balance saleable area of the multistoried residential/ commercial or mixed-use building/s constructed over the schedule - B land shall be shared between the owners and the developer in the below mentioned ratio:

Party	Ratio
First Party - Pixel Goods & Supply Private Limited - Owner	9.63%
Second Party - Sri. Anil Kumar Singhal - Owner	10.50%
Third Party - Aviana Projects Private Limited - Owner	11.37%
Fourth Party - Sri. Sandip Kumar Agarwal - Owner	3.50%
Fifth Party - Iconic Vinayak - Developer	65.00%

*[Handwritten signature]*

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on this AGREEMENT on the day, month and year first above written.

WITNESSES:

1. Rupesh Das  
Sto R. Das,  
Khalpara  
Diligu.

2. Rupesh Das  
Sto General Das  
Bad Para  
Sole General

Pixel Goods & Supply Pvt. Ltd.

*[Signature]*

Director

Pixel Goods & Supply Private Limited

Owner - First Party

*[Signature]*

Sri. Anil Kumar Singhal

Owner - Second Party

AVIANA PROJECTS PVT. LTD.

*[Signature]*

Director

Aviana Projects Private Limited

Owner - Third Party

*[Signature]*

Sri. Sandip Kumar Agarwal

Owner - Fourth Party

ICONIC VINAYAK

*[Signature]*

Partner

ICONIC VINAYAK

*[Signature]*

Partner

ICONIC VINAYAK

*[Signature]*

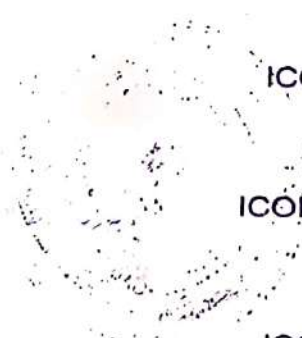
Partner

ICONIC VINAYAK

*[Signature]*

Iconic Vinayak

Developer - Fifth Party














*[Signature]* Page 22 of 22

SNEHA GOYAL  
ADVOCATE

D/2456/12












~~Delhi~~ delhi














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	Left Hand					
	Right Hand					

Pixel Goods & Supply Pvt. Ltd.

*Mishra*  
Signature with date  
Director


		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

*[Signature]*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Right Hand					

AVIANA PROJECTS PVT. LTD.

*[Signature]*  
Signature with date

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	Left Hand					
	Right Hand					












Signature of Identifier

Signature of R.O.

*Sandip*  
Signature with date














Rules

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Left Hand						
Right Hand						

ICONIC VINAYAK

Signature with date

Partner

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Right Hand						

ICONIC VINAYAK

Signature with date





Partner

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ICONIC VINAYAK

Signature with date

Partner

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Left Hand						
Right Hand						

ICONIC VINAYAK

Signature with date


Partner

Signature of Identifier

Signature of R.O.

IDENTIFIER PHOTO SHEET



  
\_\_\_\_\_  
Signature with date

\_\_\_\_\_ =

### Major Information of the Deed

Deed No :	I-0711-02308/2024	Date of Registration	04/04/2024
Query No / Year	0711-2000855505/2024	Office where deed is registered	
Query Date	02/04/2024 7:17:47 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[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		
Stampduty Paid(SD)	Rs. 11,82,63,668/-		
Rs. 75,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E, E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :







District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Zilla Parishad Road, Mouza: Dabgram Sheet No - 4, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-682	Bastu Bastu	1.3387 Acre		11,82,63,668/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				133.87Dec	0/-	1182,63,668 /-	

#### Land Lord Details :



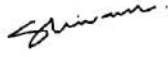






Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PIXEL GOODS &amp; SUPPLY PRIVATE LIMITED</b> THE PLANET, 3RD FLOOR, SHOP NO. T38 , T39, OPP. NORTH CITY, BESIDE YELLOW CHILLI, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative









Name	Photo	Finger Print	Signature
<b>Shri ANIL KUMAR SINGHAL</b> Son of Late NIRANJAN LAL SINGHAL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office	 <small>04/04/2024</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
<b>2</b> DIAMOND TOWER, A, 1ST FLOOR, NORTH CITY, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AMxxxxxx0H, Aadhaar No: 87xxxxxxx4002, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office			
<b>3 AVIANA PROJECTS PRIVATE LIMITED</b> C/O SUNSHINE RESIDENCY, BAIKUNTHAPALLY, JYOTI NAGAR, BEHIND GOODRICHE SCHOOL, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxxx5P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
Name	Photo	Finger Print	Signature
<b>Shri SANDIP KUMAR AGARWAL</b> Son of Shri KISHAN AGARWAL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office	 <small>04/04/2024</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
<b>4</b> WARD NO. 10, HOUSE NO. 28, K C DEY ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx0F, Aadhaar No: 81xxxxxxx5773, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ICONIK VINAYAK</b> PLANET MALL, 3RD FLOOR, ROOM NO. T38, T39, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :				
No	Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature	
1	<b>Shri SHIVAM GOYAL</b> (Presentant) Son of Shri SUSHIL KUMAR GOYAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office	 <small>Apr 4 2024 2:50PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
GREEN BUILDING, INDIA BYE PASS ROAD SICHEY, NEAR KBT FUELS, GANGTOK, City:- Not Specified, P.O:- GANGTOK, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 24xxxxxxxx4768 Status : Representative, Representative of : PIXEL GOODS & SUPPLY PRIVATE LIMITED (as DIRECTOR), ICONIK VINAYAK (as PARTNER)				
2	<b>Shri AVINASH AGARWAL</b> Son of Shri NARESH AGARWAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office	 <small>Apr 4 2024 2:46PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
MUNSA SINGH COMPUND, 2.1/2 MILE, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 50xxxxxxxx8104 Status : Representative, Representative of : AVIANA PROJECTS PRIVATE LIMITED (as DIRECTOR)				
3	<b>Shri ANIL KUMAR SINGHAL</b> Son of Late NIRANJAN LAL SINGHAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office	 <small>Apr 4 2024 2:45PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
DIAMOND TOWER A, 1ST FLOOR, NORTH CITY, SEVOPKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 87xxxxxxxx4002 Status : Representative, Representative of : ICONIK VINAYAK (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Shri AVINASH AGARWAL</b> Son of Shri NARESH AGARWAL Date of Execution - 04/04/2024, Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office	 <small>Apr 4 2024 2:46PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
MUNSA SINGH COMPOUND, 2.1/2 MILE, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 50xxxxxxxx8104 Status : Representative, Representative of : ICONIK VINAYAK (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Shri SANDIP KUMAR AGARWAL</b> Son of Shri KISHAN AGARWAL Date of Execution - 04/04/2024, Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office	 <small>Apr 4 2024 2:48PM</small>	 Captured <small>LTI 04/04/2024</small>	 <small>04/04/2024</small>
WARD NO. 10, HOUSE NO. 28, K C DEY ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 81xxxxxxxx5773 Status : Representative, Representative of : ICONIK VINAYAK (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RUPESH DAS</b> Son of Mr R DAS KHALPARA, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 <small>04/04/2024</small>	 Captured <small>04/04/2024</small>	 <small>04/04/2024</small>
Identifier Of Shri ANIL KUMAR SINGHAL, Shri SANDIP KUMAR AGARWAL, Shri SHIVAM GOYAL, Shri AVINASH AGARWAL, Shri ANIL KUMAR SINGHAL, Shri AVINASH AGARWAL, Shri SANDIP KUMAR AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PIXEL GOODS & SUPPLY PRIVATE LIMITED	ICONIK VINAYAK-33.4675 Dec
2	Shri ANIL KUMAR SINGHAL	ICONIK VINAYAK-33.4675 Dec
3	AVIANA PROJECTS PRIVATE LIMITED	ICONIK VINAYAK-33.4675 Dec
4	Shri SANDIP KUMAR AGARWAL	ICONIK VINAYAK-33.4675 Dec

05/04/2024 , Query No:-07112000855505 / 2024 Deed No :-02308/2024.  
Document is digitally signed.

By	Stamp Type	Vendor	Vendor	Jaya Ra...	Amount in Rs.
				(Break up as below)	300/-
					50/-

Endorsement For Deed Number : I - 071102308 / 2024

On 04-04-2024

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 04-04-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Shri SHIVAM GOYAL ..

**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 11,82,63,668/-

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

Execution is admitted on 04/04/2024 by 1. Shri ANIL KUMAR SINGHAL, Son of Late NIRANJAN LAL SINGHAL, DIAMOND TOWER, A, 1ST FLOOR, NORTH CITY, SEVOKE ROAD, P.O: BHAKTINAGAR, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri SANDIP KUMAR AGARWAL, Son of Shri KISHAN AGARWAL, WARD NO. 10, HOUSE NO. 28, K C DEY ROAD, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 04-04-2024 by Shri AVINASH AGARWAL, PARTNER, ICONIK VINAYAK (Partnership Firm), PLANET MALL, 3RD FLOOR, ROOM NO. T38, T39, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 04-04-2024 by Shri SANDIP KUMAR AGARWAL, PARTNER, ICONIK VINAYAK (Partnership Firm), PLANET MALL, 3RD FLOOR, ROOM NO. T38, T39, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 04-04-2024 by Shri SHIVAM GOYAL, DIRECTOR, PIXEL GOODS & SUPPLY PRIVATE LIMITED (Private Limited Company), THE PLANET, 3RD FLOOR, SHOP NO. T38, T39, OPP. NORTH CITY, BESIDE YELLOW CHILLI, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001; PARTNER, ICONIK VINAYAK (Partnership Firm), PLANET MALL, 3RD FLOOR, ROOM NO. T38, T39, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 04-04-2024 by Shri AVINASH AGARWAL, DIRECTOR, AVIANA PROJECTS PRIVATE LIMITED (Private Limited Company), C/O SUNSHINE RESIDENCY, BAIKUNTHAPALLY, JYOTI NAGAR, BEHIND GOODRICHE SCHOOL, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 04-04-2024 by Shri ANIL KUMAR SINGHAL, PARTNER, ICONIK VINAYAK (Partnership Firm), PLANET MALL, 3RD FLOOR, ROOM NO. T38, T39, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business





**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/04/2024 11:13AM with Govt. Ref. No: 192024250005176328 on 04-04-2024, Amount Rs: 21/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 2971426183519 on 04-04-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,020/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 37912, Amount: Rs.5,000.00/-, Date of Purchase: 28/03/2024, Vendor name: Jaya Rani Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/04/2024 11:13AM with Govt. Ref. No: 192024250005176328 on 04-04-2024, Amount Rs: 70,020/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2971426183519 on 04-04-2024, Head of Account 0030-02-103-003-02

*DW*

**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Certificate of Registration in Book - I  
registered in Book - I  
Volume number 0711-2024, Page from 48065 to 48098  
being No 071102308 for the year 2024.



*BW*

Digitally signed by BISWARUP GOSWAMI  
Date: 2024.04.05 12:52:27 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 05/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.



Government of West Bengal

Office of the A.D.S.R. BHAKTINAGAR, District: Jalpaiguri

W.B. FORM NO. 1504

Query No / Year	07118000895168/2024	Serial No/Year	0711002385/2024
Transaction id	0000922487	Date of Receipt	08/04/2024 3:10PM
Deed No / Year	I - 071102382 / 2024		
Presentant Name	Shri ANIL KUMAR SINGHAL		
Principal	PIXEL GOODS & SUPPLY PRIVATE LIMITED ,Shri ANIL KUMAR SINGHAL, AVIANA PROJECTS PRIVATE LIMITED ,Shri SANDIP KUMAR AGARWAL		
Attorney	ICONIC VINAYAK		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 11,82,63,668/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 7/-	Fees Articles	E
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071102308/2024		

**Stamp Duty Paid (Break up as below)**

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Jaya Rani Das	37935	28/03/2024	50/-

**Registration Fees Paid (Break up as below)**

By Cash	Amount in Rs.
Amount Paid	7/-

**Other Fees Paid (Break up as below)**

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

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