

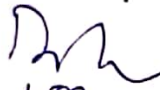
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2382/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 526719


 1-59
 08-4-24


 8000895148/24

Pixel Goods & Supply Pvt. Ltd.

Director



AVIANA PROJECTS PVT. LTD.

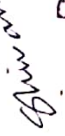
Director





ICONIC VINAYAK

Partner



ICONIC VINAYAK

Partner



ICONIC VINAYAK

Partner



ICONIC VINAYAK

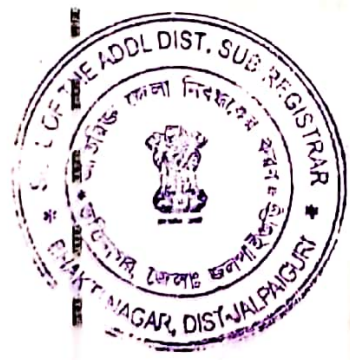
Partner



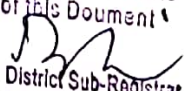
DEVELOPMENT POWER OF ATTORNEY
 (EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 4th DAY OF
 APRIL, 2024





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

08 APR 2024

SL. NO. 37935 Date 28.3.2021
PURCHASER. ICONIC VINAYAK
Full Address. Siliguri
Total Value. 50 /
Stamp Purchased from JPG Treasury-1

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



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

08 APR 2024



Pixel Goods & Supply Pvt. Ltd.

Director

AVIANA PROJECTS PVT. LTD.

Director

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

KNOW ALL MEN BY THESE PRESENTS THAT We,

- 1) **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, 3rd 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.
- 2) **SRI ANIL KUMAR SINGHAL (PAN AMPPS1800II, AADHAAR 8745 7135 4002)**, Son of Late Niranjana Lal Singhal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri – 734001, PO Sevoke Road, PS Bhaktinagar, District Jalpaiguri, in the State of West Bengal.
- 3) **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 Agarwal, son of Sri. Naresh Agarwal, resident of Munsa Singh Compound, 2.1/2 Mile, Sevoke Road, Police Station Bhaktinagar, Siliguri - 734001, District Jalpaiguri
- 4) **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 collectively and jointly referred as the “**PRINCIPALS**” do hereby state as follows:

WHEREAS we are the owners of a piece of land measuring 1.3387 Acre more or less, 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 corresponding 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

Director

Director

Partner

Partner

Partner

Partner

Pixel Goods & Supply

Sandhi

Sandhi

Sushil

Sushil

Sushil

Municipal Corporation, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

Sushil

AND WHEREAS we have jointly decided to develop the said premises by constructing a multistoried building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a Development Agreement on dated 4-4-2024, Deed No. F-2308/2024, registered in the office of Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, with **ICONIC VINAYAK (PAN AAJF14813N)**, a Partnership Firm having its office at Planet Mall, 3rd Floor, Room No. T38 & T39, Sevoke Road, Siliguri -734001, represented by any three of its partners four partners namely 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 Munsia Diamond Tower A, 1st 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 Munsia 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, for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

AND WHEREAS in terms of the said agreement we have further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed new building at the said premises and to do the matters related and incidental thereto.

Sushil

NOW THEREFORE BY THESE PRESENTS WE, do hereby nominate, constitute and appoint, **ICONIC VINAYAK (PAN AAJF14813N)**, a Partnership Firm having its office at Planet Mall, 3rd Floor, Room No. T38 & T39, Sevoke Road, Siliguri -734001, represented by any three of its four partners namely 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,

Director

Pixel Goods & Supp.
Srivastava

AVIANA PROJECTS PVT. LTD.

Director

Srivastava

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

Business by Occupation, resident of Diamond Tower A, 1st 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 Munsu 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, as our true and lawful **ATTORNEY** for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things: -

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per plan, approved by the Siliguri Municipal Corporation, Siliguri and other sanctioning authorities.
2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Siliguri Municipal Corporation, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the multistoried buildings over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation (SMC), Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the below scheduled land.
4. To pay all charges, fees as may be levied either by Siliguri Municipal Corporation, Siliguri, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan sanctioned of the aforesaid below scheduled land.

Srivastava

Pixel Goods & Supply Pvt. Ltd.

[Handwritten signature]

AVIANA PROJECTS PVT. LTD.

[Handwritten signature]

Director

ICONIC VINAYAK

[Handwritten signature]

Partner

ICONIC VINAYAK

[Handwritten signature]

Partner

ICONIC VINAYAK

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Partner

ICONIC VINAYAK

[Handwritten signature]

Partner

To deposit Municipal Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in our names and on our behalf.

6. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed residential building and structures thereon.
7. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by us or by our any legal heirs.
8. To put and display advertisement board in the name of "ICONIC VINAYAK" and any others for the purpose of transferring flats/units and others constructed area of the building in some conspicuous place upon the below schedule land.
9. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale and to sell out any and all units/flats/commercial spaces of the new proposed building at the said premises as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in his absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
10. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the different constructed portion i.e. flats, commercial spaces, car parking spaces or any constructed area of the proposed multi-storied building as per the aforesaid Development Agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, NBFC or any other institutions for and on behalf of said purchasers of the flats, car parking spaces, commercial units in the proposed building.

[Handwritten signature]

Director

Pixel Goods & Supply Pvt. Ltd.

AVIANA PROJECTS PVT. LTD.

Director

Sandip

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

Sandip

11. To handover the actual, physical land has possession of different constructed portion of the proposed new building as per the Agreement to be raised on the below described land to those intending purchasers.

12. To inspect any document, to enter into the agreement with the intending Purchaser/s of the proposed building with respect to the below schedule property.

13. To execute any Agreement for Sale in our names and on our behalf in respect of sale of any unit/flat/commercial space/garage comprised in the said new building along with the proportionate share of the said premises (land as described herein below) and to complete the sale in all respects, including delivery of possession of the units.

14. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building construction and pay their remunerations etc.

15. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.

16. To deliver vacant possession for said Flats, commercial spaces, Car parking spaces etc, to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.

17. The Attorney shall be represented by any three partners out of total four partner of the Attorney in any Agreement to Sale and Deed of Conveyance to be executed by the Attorney.

18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.

19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the flats/ units/ commercial units/garages of the Deed of Agreement in our name.

AND GENERALLY, for us and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and we hereby ratify and agree to ratify and confirm all acts whatsoever our said Attorney shall do



Director

[Signature]

AVIANA PROJECTS PVT. LTD.

[Signature]

Director

[Signature]

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

ICONIC VINAYAK

Partner

Pixel Goods & Supply Pvt

or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by us personally.

SCHEDULE OF THE 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 corresponding 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 |
| 682 | 82 | 53 ✓ | 60 | 0.04580 |
| 682 | 134 | 53 ✓ | 54 | 0.34125 |
| | 135 | | 60 | 0.04580 |
| | 143 | | 53 | 0.11800 |
| | 143 | | 53 | 0.11500 |
| | 146 | | 49 | 0.08550 |
| 682 | 148 | 53 ✓ | 52 | 0.08090 |
| | | | 53 | 0.02700 |
| Total | | 53 ✓ | 38/81 | 0.02420 |
| | | | 60 | 0.11400 |
| | | | | 1.33870 |

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;

[Signature]

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 4 th, April 2024.

WITNESSES:-

1. Rupesh Das
S/o. R. Das
Khulpara
Siliguri

Shivam
Pixel Goods & Supply Pvt. Ltd.
Director

Sandip
AVIANA PROJECTS PVT. LTD.
Director

Sandip

2. Amit Barai
S/o. B. Barai
Siliguri

(PRINCIPALS/EXECUTORS)












I accept the Power
ICONIC VINAYAK
Shivam
Partner
ICONIC VINAYAK

Partner
ICONIC VINAYAK
Shivam

Partner
ICONIC VINAYAK
Shivam

(Attorney Holder)












Sneha Goyal
SNEHA GOYAL
ADVOCATE
D/2456/12

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












Pixel Goods & Supply Pvt. Ltd.

Sandip
Signature with date

Director











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

Sandip
Signature with date

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

AVIANA PROJECTS PVT. LTD.












Sandip
Signature with date

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












Sandip
Signature of Identifier

Signature of R.O.












Sandip
Signature with date

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












ICONIC VINAYAK
 Signature with date
Vinayak 04.04.2024
 Partner

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

ICONIC VINAYAK
 Signature with date
Vinayak
 Partner

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

ICONIC VINAYAK
 Signature with date
Vinayak 04.04.2024
 Partner

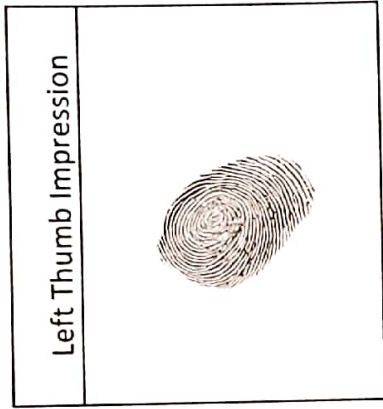
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| Left Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| |  |  |  |  |  |
| Right Hand |  |  |  |  |  |

ICONIC VINAYAK
 Signature with date
Sandeep
 Partner

Signature of R.O.

Signature of Identifier

IDENTIFIER PHOTO SHEET





Signature with date

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-0711-02382/2024 | Date of Registration | 08/04/2024 |
| Query No / Year | 0711-8000895168/2024 | Office where deed is registered | |
| Query Date | 08/04/2024 1:12:22 PM | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri | |
| Applicant Name, Address & Other Details | Ajay Kumar Mitruka Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832386752, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 11,82,63,668/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071102308/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



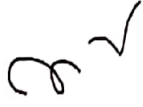



Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use 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, , Project Name : |
| Grand Total : | | | | | 133.87Dec | 0 /- | 1182,63,668 /- | |

Principal Details :



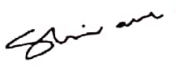





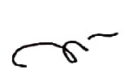
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | PIXEL GOODS & SUPPLY PRIVATE LIMITED THE PLANET, 3RD FLOOR, SHOP NO. T38 , T39, OPP. NORTH CITY, BESIDE YELLOW CHILLI, SEVOKE ROAD, City:- Not Specified, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |



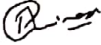



| | Name | Photo | Finger Print | Signature |
|---|---|---|---|--|
| 2 | Shri ANIL KUMAR SINGHAL (Presentant) Son of Late NIRANJAN LAL SINGHAL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office |  |  Captured |  |
| | | 08/04/2024 | LTI 08/04/2024 | 08/04/2024 |
| | 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 Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxx0H, Aadhaar No: 87xxxxxxx4002, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office | | | |
| 3 | AVIANA PROJECTS PRIVATE LIMITED 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 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 4 | Shri SANDIP KUMAR AGARWAL Son of Shri KISHAN AGARWAL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office |  |  Captured |  |
| | | 08/04/2024 | LTI 08/04/2024 | 08/04/2024 |
| | 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 Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxx0F, Aadhaar No: 81xxxxxxx5773, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office | | | |

Attorney Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | ICONIC VINAYAK 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 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri SHIVAM GOYAL Son of Shri SUSHIL KUMAR GOYAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office |  |  Captured LTI 08/04/2024 |  08/04/2024 |
| 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, Date of Birth:XX-XX-1XX8 , PAN No.:: BXxxxxx1K, Aadhaar No: 24xxxxxxx4768 Status : Representative, Representative of : PIXEL GOODS & SUPPLY PRIVATE LIMITED (as DIRECTOR), ICONIC VINAYAK (as PARTNER) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Shri AVINASH AGARWAL Son of Shri NARESH AGARWAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office |  |  Captured LTI 08/04/2024 |  08/04/2024 |
| 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx8M, Aadhaar No: 50xxxxxxx8104 Status : Representative, Representative of : AVIANA PROJECTS PRIVATE LIMITED (as DIRECTOR) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri ANIL KUMAR SINGHAL Son of Late NIRANJAN LAL SINGHAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office |  |  Captured LTI 08/04/2024 |  08/04/2024 |
| 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, Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx0H, Aadhaar No: 87xxxxxxx4002 Status : Representative, Representative of : ICONIC VINAYAK (as PARTNER) | | | | |

| 4 | Name | Photo | Finger Print | Signature |
|--|---|---|---|---|
| | Shri AVINASH AGARWAL Son of Shri NARESH AGARWAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office |  |  Captured |  08/04/2024 |
| Apr 8 2024 2:48PM LTI 08/04/2024 | | | | |
| 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx8M, Aadhaar No: 50xxxxxxx8104 Status : Representative, Representative of : ICONIC VINAYAK (as PARTNER) | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Shri SANDIP KUMAR AGARWAL Son of Shri KISHAN AGARWAL Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office |  |  Captured |  08/04/2024 |
| Apr 8 2024 2:47PM LTI 08/04/2024 | | | | |
| 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, Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx0F, Aadhaar No: 81xxxxxxx5773 Status : Representative, Representative of : ICONIC VINAYAK (as PARTNER) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr Rupesh Das Son of Mr R Das Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 |  |  Captured |  08/04/2024 |
| 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 | ICONIC VINAYAK-33.4675 Dec |
| 2 | Shri ANIL KUMAR SINGHAL | ICONIC VINAYAK-33.4675 Dec |
| 3 | AVIANA PROJECTS PRIVATE LIMITED | ICONIC VINAYAK-33.4675 Dec |
| 4 | Shri SANDIP KUMAR AGARWAL | ICONIC VINAYAK-33.4675 Dec |



Endorsement For Deed Number : I - 071102382 / 2024

On 08-04-2024

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 08-04-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Shri ANIL KUMAR SINGHAL , one of the Executants.

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 11,62,63,668/-.

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

Execution is admitted on 08/04/2024 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

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-04-2024 by Shri AVINASH AGARWAL, PARTNER, ICONIC VINAYAK (Private Limited Company), 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

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-04-2024 by Shri SANDIP KUMAR AGARWAL, PARTNER, ICONIC VINAYAK (Private Limited Company), 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

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-04-2024 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, ICONIC VINAYAK (Private Limited Company), 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

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-04-2024 by Shri AVINASH AGARWAL, DIRECTOR, AVIANA PROJECTS PRIVATE LIMITED (Private Limited Company), C/O SUNSHINE RESIDENCY, BAIKUNTHAPALLY, JYOTI NAGAR, BEHIND GOODRICH SCHOOL, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-04-2024 by Shri ANIL KUMAR SINGHAL, PARTNER, ICONIC VINAYAK (Private Limited Company), 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

Identified by Mr Rupesh Das, . . . Son of Mr R Das, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 37935, Amount: Rs.50.00/-, Date of Purchase: 28/03/2024, Vendor name: Jaya Rani Das



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.

Registered in Book - I

Volume number 0711-2024, Page from 49955 to 49974

being No 071102382 for the year 2024.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2024.04.09 13:31:59 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 09/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.