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A.D.S.R., Howrah

09 DEC 2025

JOINT VENTURE AGREEMENT

1. DATE : 9th day of December, 2025
2. Place : Howrah
3. PARTIES :

SL. No. 5655 DATE 19/11/25.

VALUE 101 RUPEES PAISE

NAME S. Lahar (Adh)

ADDRESS Howrah

STAMP VENDOR : SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Signature]

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Additional District Sub-Registrar
Howrah

09 DEC 2025

MEGAMIX DEALERS PRIVATE LIMITED, (PAN - AAGCM5000P), a Private Limited Company, having its registered office at 2A, Ganesh Chandra Avenue, 8th Floor, Room No. 5, Kolkata- 700013, being represented by its authorized signatory viz. **AJAY KUMAR CHAUDHARY, (PAN - ASJPC9984A), (AADHAAR NO.6335 4210 8706)**, son of Ram Parishan Chaudhari, by faith Hindu, by occupation Business, resident at Village Yadupati, Yadupati Bazar, V.T.C. Jadupatti Urf Semra, P.O. Choraut, Sub District Charaut, District Sitamarhi, State Bihar, Pin Code No. 843319, hereinafter called and referred to as the **"OWNERS"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, legal representatives, successors-in-interest, executors, administrators and assigns etc.) of the **FIRST PART.**

-AND-

REVANSH HOMES AND DEVELOPERS LLP , (Permanent Account No. ABMFR5515L), (LLP REGISTRATION NUMBER ACS-5853), having its registered office at 34/35/2/1, Block A, 1st Floor, Sri Aurobindo Road, Salkia, Howrah-711106, represented by its designated partners viz. 1) **SRI SUBHASH KUMAR AGARWAL, (PAN - ACKPA8780B) Aadhar Number 4644 3171 6613** Son of Late Chajju Ram Agarwal, By Occupation , Business, By faith Hindu, Residing at 34/35/2/1, Sri Aurobindo Road, Salkia, Howrah-711106 and 2) **SRI**



Additional District Sub-Registrar
Haverai

09 DEC 2025

SURAJIT PAUL, (PAN- AIQPP9272M) Aadhar number- 4187 1949 8170, Son of Sri Krishna Chandra Paul, by faith Hindu, By Occupation Business, residing at 22/3/2, Ram Charan Naskar Lane, Ghushri, howrah-711107, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

4. SUBJECT MATTER OF AGREEMENT:

4.1. DEVELOPMENT:

Development and commercial use of All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq. ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks]corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within

P.S. Bally, in the District of Howrah along with right of easement, hereditaments, messuages, appurtenances, appendages, profits, rights, liberties, privileges and all other rights attached thereto, particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the **"SAID PROPERTY"**.

4.2. OWNER'S FLOW OF TITLE:

- A) **ALL THAT** piece and parcel of Bagan Land measuring about 01 (One) Bigha 02 (Two) Cottahs 14 (Fourteen) Chittaks appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah, was owned by Sri Hemanta Kumar Mukhopadhaya, Sri Jatindra Nath Chandra, and Sri Ramkrishna Niyogi, who transferred their respective interests in favour of Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar by a registered Deed of Sale dated 9th June, 1941, recorded in Office of Sadar Joint Sub Registrar, Howrah, incorporated in Book No. I, volume No. 16, pages from 280 to 288, being Deed No. 954 of 1941. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.
- B) Similarly, **ALL THAT** piece and parcel of a Danga/Bastu Land measuring about 02 (Two) Bigha 16 (Sixteen) Cottahs 10 (Ten) Chittaks appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the

District of Howrah, previously held by Sri Kunja Bihari Choudhury, was also conveyed to the same purchasers, Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar, by a registered Sale Deed dated 18th June, 1941, registered in the Office of Sadar Joint Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 20, Pages from 40 to 44, being Deed No. 990 of 1941. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- C) Later, Sri Banamali Patra, the erstwhile owner **ALL THAT piece and parcel of a Bastu Land measuring about 07 (Seven) Cottahs 08 (Eight) Chittaks 23 (Twenty-three) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah and ALL THAT piece and parcel of a Bastu Land measuring about 19 (Nineteen) Cottahs 05 (Five) Chittaks 23 (Twenty-three) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah**, transferred his ownership rights in favour of the said Gajendra Nath Ghosh and Bijay Chand Sarkar by two separate registered Sale deeds — the first dated 27th June, 1956, registered in the Office of the Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 54, pages from 77 to 80, being Deed No. 3273 of 1956 and

the second dated 12th March, 1958, registered in the Office of the Sadar Joint Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 22, pages from 223 to 227, being Deed No. 941 of 1958. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- D) Subsequently, Sri Kanai Lal Mondal, the erstwhile owner, **ALL THAT piece and parcel of a Makorari Mourshi Bastu Land measuring about 07 (Seven) Cottahs 13 (Thirteen) Chittaks 38 (Thirty-eight) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah,** who transferred his ownership rights in favour of the said Gajendra Nath Ghosh and Bijay Chand Sarkar through a registered Deed of Sale dated 9th March, 1959, since been registered in the office of District Registrar, Howrah, incorporated in Book No. I, Volume No. 14, pages from 287 to 291 being Deed No. 1124 for the year 1959. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.
- E) In continuation of this pattern of acquisition, Sri PatitPaban Pathak, the former owner of the property i.e. **ALL THAT piece and parcel of a**

Bastu Bagan Land measuring about 04 (Four) Cottahs 13 (Thirteen) Chittaks 05 (Five) Sq. Ft. and 03 (Three) Cottahs 13 (Thirteen) Chittaks 15 Sq. Ft. Bastu, Bagan and Danga Land appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah, transferred his share exclusively to Sri Gajendra Nath Ghosh through a registered deed dated 24th December, 1962 since been registered in the office of District Sub-Registrar Howrah, being incorporated in Book No. I, Volume No. 80, pages from 153 to 157, being Deed No. 4612 for the year 1962. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- F) Subsequently, Sri Brajo Gopal Mukhopadhyay, erstwhile owner who transferred his share i.e. **ALL THAT piece and parcel of a Pukur Land measuring about 12 (Twelve) Cottahs 05 (Five) Chittaks 08 (Eight) Sq. Ft. appertaining Holding No. 5/3, Fakir Chand Pathak Lane (since been renumbered as Holding No. 5/3/A, Fakir Chand Pathak Lane), under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah,** in favour of M/s Orient Supply Syndicate, represented by its partners Sri Dilip Kumar Ghosh and Sri Raghupati Ghosh. This conveyance was affected through a registered Deed of Sale dated 25th November, 1974 since been registered in the

office of District Sub-Registrar of Howrah, incorporated in Book No. I, Volume No. 86, pages from 98 to 102 being Deed No. 3871 for the year 1974.

- G)** As a result of these acquisitions, Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar jointly became the owners and occupiers of part of the properties as mentioned heretobefore whereas some of the properties exclusively belonged to Sri Gajendra Nath Ghosh and the property appertaining to Holding No. 5/3/A, Fakir Chand Pathak Lane, was exclusively owned by M/s Orient Supply Syndicate.
- H)** It is also pertinent to mention that over time, Sri Gajendra Nath Ghosh, Sri Binay Bhusan Roy, Sri Dilip Kumar Ghosh, and Sri Raghupati Ghosh, in association with Sri Bijay Chand Sarkar, formed a partnership firm under the name M/s Orient Supply Syndicate on 1st July, 1971, having its principal place of business at 6, Narendra Nath Mukherjee Road, Bally, Howrah.
- I)** The firm was later continued by Sri Dilip Kumar Ghosh and Sri Raghupati Ghosh, who inducted Sri Arup Kumar Roy as a partner with a 25% share in the firm. Thus, the partnership then consisted of Sri Arup Kumar Roy, Sri Dilip Kumar Ghosh, and Sri Raghupati Ghosh.
- J)** After some years, Sri Dilip Kumar Ghosh passed away, leaving behind his legal heirs — Sri Dipan Ghosh (son), Sri Bapai Ghosh (predeceased son), Smt. Malati Ghosh (daughter in law), Smt. Srabani Ghosh (grand-daughter), and two daughters, Smt. Runa Mitra and Smt. Jhunu Sen.

- K) Upon the demise of one of the original partners of the erstwhile partnership firm, the surviving partners, together with the legal heirs of the deceased partner, expressed their unanimous desire to continue the business of the said firm without dissolution, in order to preserve its continuity, goodwill, and accumulated assets.
- L) The said legal heirs, having consented to step into the shoes of the deceased partner, signified their intention to continue and represent their respective interest in the said partnership business. In pursuance of the said mutual understanding and agreement among all concerned, a Deed of Partnership was duly executed on the 1st day of April, 2019, whereby the surviving partners and the said legal heirs were admitted and recorded as partners of the reconstituted firm.
- M) Under the said Deed of Partnership, it was specifically agreed and declared that all immovable properties belonging to or held by the partners in connection with the business of the firm, including the premises comprised in Hblding No. 5/1, Fakir Chand Pathak Lane, and Holding No. 5/3/A, Fakir Chand Pathak Lane, both situated within the jurisdiction of the Bally Municipality, District – Howrah, would be brought into the common hotchpot of the partnership and treated as assets of the firm for all intents and purposes.
- N) In furtherance of the aforesaid arrangement and for ensuring proper management, identification, and utilization of the partnership's immovable assets, the said two holdings, namely Holding Nos. 5/1 and 5/3/A, Fakir Chand Pathak Lane, were duly amalgamated into one

composite property by execution of a Deed of Amalgamation by and between all the partners and legal heirs, thereby consolidating the said premises as a single and indivisible unit forming part of the partnership firm's capital asset.

- O) It is also pertinent to mention in this connection that though the physical measurement of the property was more but following the L.R. R.O.R. as well as record of Bally Municipality a composite holding has been created i.e. **All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 12 (Twelve) Cottahs 41 (Forty-one) Sq.ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 09 (Nine) Cottahs 41 (Forty-one) Sq.ft.]corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah.**
- P) It is also pertinent to mention that said Deed of Partnership dated 1st April, 2019, duly recorded and defined the respective shares, rights, and interests of each partner in the reconstituted firm as follows:
- ❖ **Sri Raghupati Ghosh – 37.50% share**

- ❖ Sri Arup Kumar Ray – 25.00% share
- ❖ Sri Dipan Kumar Ghosh – 9.375% share
- ❖ Smt. Runu Mitra – 9.375% share
- ❖ Smt. Jhunu Sen – 9.375% share
- ❖ Smt. Malati Ghosh – 4.688% share
- ❖ Smt. Srabani Saha – 4.687% share

- Q) Since the execution of the said Deed of Partnership, the aforesaid partners have been jointly carrying on the partnership business under the reconstituted firm in accordance with the covenants and stipulations embodied therein, and the ownership, possession, and control of the said amalgamated premises have continued to vest in the partnership firm as part of its lawful and common property.
- R) In the following year, due to mutual understanding and to prevent any possible future disputes, the partners amicably decided to dissolve the firm. The **Deed of Dissolution of Partnership** was accordingly executed on **1st April, 2020** and the partners thereto thus became the joint owners in respect.
- S) Subsequently, recognizing their advancing age and the practical difficulty in managing and maintaining the ancestral properties, the erstwhile partners executed a **Registered General Power of Attorney dated 24th March, 2021**, in favour of **M/S Deep Realtors**, empowering them to manage, control, and supervise the said properties. This Power of Attorney was duly registered in the Office of

the A.D.S.R., Howrah (Book No. I, Volume 0502-2021, Pages 179987-180030, being Deed No. 050204847 of 2021).

- T)** Following this authorization, M/s Deep Realtors applied for and duly obtained a sanctioned plan for the construction and development of the said properties. However, during this period, Sri Dipan Kumar Ghosh passed away on 02.11.2023, leaving behind his widow Smt. Pranati Ghosh as his sole legal heir and successor to his interest in the property.
- U)** Thereafter, the present vendors and owners, being the rightful successors and legal representatives of the previous owners, decided to proceed with the development of the said properties. Owing to their inability to undertake the construction personally, they executed a **Development Agreement** along with a **General Power of Attorney** in favour of M/s Deep Realtors, appointing them as the Developer. This document was duly registered in the Office of the A.D.S.R., Howrah (Book No. I, Volume 0502-2024, Pages 111982-112029, being Deed No. 050203740 of 2024).
- V)** Through these successive transfers, inheritances, and authorizations, the title of the properties has remained clear, continuous, and lawfully vested, ultimately empowering M/s Deep Realtors to undertake and execute development over the said scheduled properties in accordance with the terms of the Development Agreement and the sanctioned plan.

- W) That for the purpose of obtaining necessary sanction plans from the appropriate municipal authority and for the convenient and beneficial enjoyment of the "Said Property", *M/s. Deep Realtors*, being the duly constituted attorney of the present *Owners/Vendors*, had gifted a specific portion of land measuring 02 (Two) Cottahs, 02 (Two) Chittacks, and 41 (Forty-one) Square Feet in favour of the *Bally Municipality* by virtue of a Deed of Gift dated 11th April, 2025, which has since been duly registered before the Office of the *Additional District Sub-Registrar, Howrah*, and recorded in Book No. I, Volume No. 0502-2025, Pages 124330 to 124348, being Deed No. 050203757 of the year 2025.
- X) That as a matter of fact, though the aforesaid 02 (Two) Cottahs, 02 (Two) Chittacks, and 41 (Forty-one) Square Feet of land has been deducted from the original holding by way of the said gift in favour of *Bally Municipality*, the sanction plan has nevertheless been granted and approved in respect of the entire holding, treating the whole of the property as one composite premises for the purpose of development and construction.
- Y) Consequent upon such gift, the *erstwhile owners as mentioned heretobefore* have become and remain the joint and lawful owners of **All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq.ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305,**

70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks] corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah, morefully described in the Schedule hereunder written and for the sake of brevity and convenience hereinafter referred to as the "Said property".

- Z)** That it is deemed appropriate to state and record herein that the **erstwhile owners**, through their **Constituted Attorney Holder**, *M/s Deep Realtors*, proceeded to transfer and convey a specific portion of the schedule-mentioned property to **Mrs. Sujata Banerjee** and **Mr. Sudip Bhattacharya**. The said portion comprises **ALL THAT piece and parcel of land measuring about 18 (Eighteen) Cottahs, 03 (Three) Chittaks, and 13 (Thirteen) Square Feet**, together with all easementary rights, privileges, and appurtenances attached thereto. Such transfer was effected in accordance with the terms mutually agreed upon between the parties and duly reflected in the registered instrument executed for the said purpose i.e. Deed of Sale dated 29.04.2024, since been registered before the office of the Additional District Sub-Registrar, Howrah, and incorporated in Book No. I,

Volume No. 0502-2024, Pages from 152670 to 152708, being No. 050205022 for the year 2024.

AA) That subsequent to the execution and registration of the aforesaid Deed in favour of **Mrs. Sujata Banerjee** and **Mr. Sudip Bhattacharya**, the said purchasers became the **absolute owners and lawful occupiers** of the property so conveyed, having full right, title, and interest therein. However, it later came to light that, due to an inadvertent mistake committed at the time of drafting and registration, a portion of the land was **erroneously included and wrongly conveyed** under the said Deed. That such error was purely unintentional and occurred without any mala fide intention on the part of either the Vendors or the Purchasers. Upon discovery of this mistake, both parties, in good faith and by mutual consent, have expressed their willingness to rectify the said error. Accordingly, they have agreed to execute a **Deed of Exchange** to **regularize, correct, and realign the title, ownership, and possession** of the respective portions of land so that the records may accurately reflect the true intent and understanding of both parties at the time of the original transaction and accordingly they execute a Deed of Exchange dated 06.11.2025 with plan annexed thereto, since been registered before the Additional District Sub-Registrar, Howrah and incorporated in Book No. I, Volume No. 0502-2025, Pages from 359789 to 359820, being Deed No. 050211826 for the year 2025.

- BB)** That subsequently, said M/S Deep Realtors duly submitted a plan before the Bally Municipality and a plan was sanctioned by Bally Municipality being No. SWS-OBPAS/1903/2025/0180 dated 07.11.2025 but due to severe paucity of working resources, said M/S Deep Realtors have become unable to proceed with or implement the said project within a reasonable time thereafter.
- CC)** That in view of such situation, and upon mutual discussions, the parties have amicably agreed to cancel and terminate the said **Development Agreement** and to revoke the said **Development Power of Attorney** as well as **General Power of Attorney**, being Nos. 579/2025 and 580/2025 and 12304/2025, which has been duly registered before the Office of the Additional District Sub-Registrar, Howrah, thereby bringing to an end all the rights, powers, and authorities heretofore conferred upon the said M/S Deep Realtors.
- DD)** That in the circumstances as aforesaid, the said erstwhile owners, being the absolute and lawful owners of the said property and having full right, title, and authority to transfer the same, **duly executed a Deed of Sale dated 17/11/2025**, conveying and assigning all their right, title, interest, and possession in respect of the said property in favour of the present Owner/Vendor for valuable consideration and with clear intention to pass absolute ownership in favour of the present Owner/Vendor of the First Part. The said **Deed of Sale** was thereafter **presented for registration** before the Office of the Additional District Sub-Registrar at Howrah, within the District of

Howrah, and was duly admitted to registration, being incorporated in Book No. I, Volume No. _____, Pages from 381531 to 381583, bearing Deed No. 050212305 of the year 2025.

EE) By virtue of the said registered conveyance, the present owner/vendor became seized and possessed of the said property as absolute owners thereof, having full right, title, and interest therein, free from all encumbrances and adverse claims, and have since been continuing in peaceful, uninterrupted, and lawful possession and enjoyment of the same.

FF) Since acquisition of title in the aforesaid manner, the Owner of the First Part has been possessing the same absolutely, incessantly, continuously, uninterruptedly, peacefully, adversely, openly, by exercising all sorts of overt acts to the knowledge and exclusion of all including creating ouster of all concerns, if there be any, and thus alternatively have acquired an indivisible right, title, interest and possession over the "SAID PROPERTY".

5. **DECISION TO DEVELOP:** The FIRST PARTY herein have decided to develop the "Said Property" and complete the incomplete construction in all respect thereon together with various common service areas, amenities and facilities to be appended thereto together with the SECOND PARTY in joint venture.

6. **BACKGROUND OF THE SECOND PARTY:** The SECOND PARTY is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.

7. OFFER OF JOINT VENTURE: The FIRST PARTY herein approached the SECOND PARTY and made the above representations and requested the SECOND PARTY to take up the development of the "Said property" along with the FIRST PARTY in joint venture on ratio basis.

8. RELIANCE ON REPRESENTATION: Relying on the representations of the FIRST PARTY, the SECOND PARTY herein has agreed to jointly develop and commercially utilize the said property by constructing a building comprising of Flats / Units / Car Parking Space / Shop rooms / Commercial Space and /or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said building.

9. NEGOTIATIONS: Discussions and negotiations have taken place between the parties and the terms and conditions have been agreed upon, which the parties are desirous of recording hereunder.

10. APPOINTMENT AND COMMENCEMENT:

10.1. APPOINTMENT AND ACCEPTANCE: The FIRST PARTY do hereby appoint the SECOND PARTY to completing the main structure of the multi-storied building, has engaged the Second Party to execute the balance finishing works and to market and sell the completed units thereof. and the SECOND PARTY doth hereby accept such appointment. By virtue of such appointment, the FIRST PARTY do hereby grant and assign, subject to what have been hereunder provided, exclusive right to the SECOND PARTY to build upon and

utilize the "Said Property" on joint venture on following terms and conditions.

10.2. COMMENCEMENT AND TENURE: Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution of this Agreement as mentioned above and this Agreement shall remain valid and in force till the development is completed in all respects and all obligations of the parties towards each other stands fulfilled and performed.

11. FIRST PARTY and SECOND PARTY'S CONSIDERATION:

11.1. SHARING PERCENTAGE OF THE JOINT VENTURE: The Owner, being the First Party, and the Developer, being the Second Party, have mutually agreed to jointly execute and complete the said project under this Joint Venture Agreement and this Joint Venture is purely on revenue sharing basis. It is hereby agreed that the net revenue derived from the sale of the constructed units of the said project shall be shared between the parties in the ratio of 40% (Forty Percent) to the Owner (First Party) and 60% (Sixty Percent) to the Developer (Second Party). The entire cost and expenses required for completing the construction shall be borne by the Developer (Second Party).

11.2. EXPENSES : That the entire cost of construction of the said building, together with all ancillary, incidental, and consequential expenses connected therewith including the cost of materials, labour charges, supervision fees, architectural and structural design fees, payable to

the concerned municipal or statutory authorities, electricity and water connection charges, and all other expenditures necessary for the completion of the building in all respects, shall be exclusively borne and defrayed by the Second Party alone, without any contribution or financial obligation whatsoever on the part of the First Party.

11.3. SECURITY DEPOSIT: The Second Party hereby pays a sum of **Rs.3,00,00,000.00 (Three Crore) only** to the First Party as per the Memorandum as mentioned hereinbelow, towards **refundable/ adjustable security deposit** for taking up the project in joint venture, and the same shall not carry any interest and will be refunded to the Party of Second Part as detailed in Paragraph No. 15 of this Instrument.

12. MARKETING AND SELLING EXPENDITURE:

That all costs, charges, and expenses pertaining to the marketing, advertisement, promotion, and sale of the constructed units, including but not limited to commission, brokerage, agency fees or any other incidental expenditure whatsoever, shall be borne and paid out of the jointly generated revenue at actuals, and upon such valid deductions, the balance amount shall be shared between the parties in the agreed ratio.

13. RERA REGISTRATION AND COMPLIANCE: That the **Developer and Owner** shall ensure that the proposed project is duly **registered under the Real Estate (Regulation and Development) Act, 2016 (RERA)** and shall comply with all the provisions, rules, and regulations made thereunder in every respect. The **Developer** will obtain RERA

registration and maintain full compliance throughout the development process, including specifically in relation to the **receipt of part consideration amounts, the allocation and sharing of constructed areas or proceeds**, and any other obligations arising under the Act. It is also mentioned the ESCROW account to be opened and all transaction including expenses and revenue sharing transaction to be done through this account.

- 14. SHARING OF ADDITIONAL REVENUE:** That it is hereby agreed and declared that all **additional revenue**, including **extra charges, community charges, maintenance deposits, car parking charges, or any other amount** realized or to be realized from the intended purchasers of the respective units, shall be **shared between the Owners/Vendors and the Developer** in the **same proportion or ratio** as agreed for the sharing of the sale proceeds of the constructed area or consideration under this Agreement.
- 15. REFUND OF SECURITY DEPOSIT:** It is hereby agreed and declared that the Land Owners shall, at intervals of every six (6) months, pay to the Developer an amount equivalent to fifteen percent (15%) of the revenue received by them from their respective share of the project. Such payments shall be specifically appropriated towards the refund and adjustment of the Security Deposit of Rs.3,00,00,000/- (Rupees Three Crore only) paid by the Developer. The said payment mechanism shall continue until the entire Security Deposit stands fully refunded and discharged in favour of the Developer.
- 16. TRANSFER OF SWIMMING POOL AREA:** That it is hereby agreed and declared that the **area comprising the Swimming Pool and its surrounding premises** shall be **transferred or allotted under a long-**

term lease in favour of the **Club or Association** for the purpose of **proper use, maintenance, and overall betterment** of the said facility. Both the **Owners/Vendors** and the **Developer** shall have **no objection whatsoever** to such transfer or lease arrangement and shall extend all necessary cooperation to effectuate the same in due course.

17. DETERMINATION OF SELLING PRICE: That it is hereby agreed and declared that the **selling rate of the units** to be constructed on the scheduled property shall be **market-driven** and shall be **fixed and determined solely by the Developer** in accordance with prevailing market conditions. The **Owners/Vendors** shall, however, have the **right to suggest or recommend** the proposed selling price of the units; but the **final decision** in respect of the **sale price, discounts, offers, or payment terms** shall rest **exclusively with the Developer**, whose determination in this regard shall be **final and binding** upon all parties.

18. LETTING OUT OF ANY PORTION ON RENT: That it is hereby agreed and declared that if any **portion of the constructed property** is proposed to be **let out or given on rent** to any third party, such proposal shall be **mutually discussed and jointly agreed upon** between the **Owners/Vendors** and the **Developer prior to finalization** of any tenancy or lease arrangement. In the event of any **disagreement or discontent** between the parties regarding such letting out, **no such proposal shall be proceeded with or finalized** by the Developer unilaterally.

19. DEVELOPER'S RIGHT TO AVAIL LOAN AND CREATE MORTGAGE:

That it is hereby agreed and declared that the **Owners/Vendors** do hereby **grant their consent** to the **Developer** to obtain **loan or financial assistance** from any **bank, financial institution, or lending agency** for the **purpose of construction and completion of the project** on the scheduled property. The **Owners/Vendors** further declare that they have **no objection** to the **Developer mortgaging or creating charge over its own allocated share** of the project or undivided interest in the land, as may be necessary for securing such financial assistance. However, it is expressly understood that such mortgage or charge shall be **restricted only to the Developer's share**, and the **Owners' share shall remain free from all encumbrances**.

20. REGISTRATION OF AGREEMENT FOR SALE AND SALE DEED: That

it is hereby agreed and declared that the **Owners/Vendors** shall **join and cooperate** in the **registration process** of the **Agreement for Sale** and the **Deed of Sale** to be executed in favour of the prospective purchasers of the respective units. However, in the event the **Owners/Vendors** are unable to remain personally present at the time of such registration, the **Developer**, will **complete the registration process** through their **Power of Attorney, which is being empowered** for this specific purpose alongwith this joint venture agreement. The **Owners/Vendors** hereby affirm that they shall **raise no objection**

whatsoever in respect of such registration executed by or on behalf of the Developer in terms of this Agreement.

21. COST OF PLAN REVISION F.A.R. EXTENSION : That it is hereby agreed and declared that any **further cost, fees, or expenses** incurred towards **revision or modification of the sanctioned building plan**, or for obtaining **extension or enhancement of the Floor Area Ratio (F.A.R.)**, documents, signatures, and assistance as may be required for obtaining such revision or extension from the competent authority, if any, shall be **borne by the Developer only**.

22. LIABILITY TOWARDS PROPERTY TAX PRIOR TO NEW ASSESSMENT: That it is hereby agreed and declared that all **outgoing payments, municipal taxes, property taxes, and other statutory dues** in respect of the **scheduled property**, up to and until the **assessment of the newly constructed project** is duly completed and effected by the competent municipal or statutory authority, shall be **borne and paid exclusively by the Developer**. The Owner shall not be liable or responsible for any such outgoing payments relating to the period prior to the new assessment of the project.

23. COST OF ANCILLARY APPROVALS AND NOCs: That it is hereby agreed and declared that any and all **ancillary approval costs**, including but not limited to **Pollution NOC, Fire NOC, Environmental Clearance, or any other permission, sanction, or fee** required from any **statutory or governmental authority** in connection with the

development, construction, or completion of the project, shall be **borne and paid exclusively by the Developer**. The **Owners/Vendors** shall not be required to bear or contribute towards any such ancillary expenses in any manner whatsoever.

24. DISPOSAL OF UNSOLD OR RESIDUAL UNITS: That it is hereby agreed and declared that any **residual or unsold portion** of the constructed area, upon completion of the project and after the sale of all other units, shall be **distributed between the Owners/Vendors and the Developer** in the **same ratio as their respective allocation/sharing ratio** specified in this Agreement. The respective shares of such unsold or residual units shall thereafter be **transferred and conveyed** to the **Owners/Vendors and the Developer or their respective nominees** by way of a **registered instrument or deed of transfer**, to give full legal effect to such distribution.

25. POSSESSION:

25.1. FULL POSSESSION: The FIRST PARTY shall handover physically possession of the "said property" on this day of execution of this JOINT VENTURE AGREEMENT to the said SECOND PARTY herein for the purpose of raising construction.

26. POWERS AND AUTHORITIES:

26.1. DEVELOPMENT POWER OF ATTORNEY: The FIRST PARTY will be liable to grant to the SECOND PARTY a development power of attorney which will be registered for lawful sanction of the building plan/ additional / revised / modified plan / application for completion

certificate from the Bally Municipality and / or other authorities and construction of the said building, booking and sale of the project and all matters ancillary thereto, if there is any.

26.2. FURTHER ACTS: Notwithstanding grant of the aforesaid development power of attorney, the FIRST PARTY do hereby undertake that they will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of development of the "Said property".

27. CONSTRUCTION OF THE PROJECT:

27.1. CONSTRUCTION TIME : Subject to meeting all their obligations under this Agreement and force majeure, the parties will construct, complete and finish the said proposed building on the said property within a period of 60 (Sixty) months from the date of entering into this agreement.

27.2. NO OBSTRUCTION : The FIRST PARTY shall not do any act, deed or thing whereby the SECOND PARTY is obstructed or prevented from constructing and completing the said proposed building or from transferring the proposed building or any part thereof.

28. COMMON RESTRICTIONS:

28.1. NO ILLEGAL ACTIVITY : No transferees/co-occupants of the said building shall use or permitted to be used their units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any other purpose which may

cause any nuisance or hazard to the other occupiers of the said building.

28.2. NO DEMOLITION: No transferees of the said building shall demolish or permit demolition of any wall or other structure in their respective units or any portions, major or minor, without the written consent of the SECOND PARTY and/or the Association, as the case may be.

28.3. INTERIOR MAINTENANCE: The transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective unit/other spaces in good working condition and repair and in particular so as not to cause any damage to the said building or any other space or accommodations therein and shall keep the other occupiers of the said building indemnified from and against the consequences of any breach.

28.4. NO OBSTRUCTION OF COMMON PORTIONS: The Parties nor the transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said building.

28.5. CLEANLINESS: Neither the Parties nor the transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said building or in the

compound, corridors or any other portion or portions of the said building.

28.6. RIGHT OF ENTRY: For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any common portions and/or for any purpose of similar nature, the transferees shall permit the SECOND PARTY/Association to be formed later on, with or without workmen, at all reasonable time, to enter into and upon the transferees' units and every part thereof.

29. FIRST PARTY'S OBLIGATIONS : The FIRST PARTY do hereby covenant with the SECOND PARTY as follows:

29.1. NO OBSTRUCTION IN DEALING WITH SECOND PARTY'S ALLOCATION: Not to do any act, deed or thing whereby the SECOND PARTY may be prevented from selling and /or disposing of any part or portion of the proposed construction.

29.2. NO OBSTRUCTION IN CONSTRUCTION: Not to cause any interference or hindrance in the construction of the said building or any part thereof.

29.3. FULFILLING OBLIGATIONS: To jointly sign and join all and every deeds, documents and papers which are required for the development of the said property and/or sale of the proposed building or any flat / unit / space / shop / garage / parking etc. within the proposed building. If for any reasons the party of the first part could not sign any agreements / deed of transfer, or any other document then the Party of the second party upon taking written consent from the first

part is free to transfer / sale the property to prospective buyers on singular basis and the party of the second part will transfer the share of revenue to the party of the first part.

29.4. MARKETABLE TITLE:The FIRST PARTY has a clear and marketable title to the "Said property" and every part thereof.

30. SECOND PARTY'S OBLIGATIONS:

30.1. NO VIOLATION OF LAW: The SECOND PARTY hereby agrees and covenants with the FIRST PARTY not to violate or contravene any of the provisions of the rules applicable to construction of the said building.

31. MISCELLANEOUS:

31.1. NO PARTNERSHIP: The FIRST PARTY and SECOND PARTY have entered into this agreement purely as a contract basis and nothing contained herein shall be deemed to be or construed as a partnership between the parties in any manner nor shall the parties constitute an association of persons.

31.2. FURTHER ACTS:The parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

31.3. TAXATION:The FIRST PARTY shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the SECOND PARTY's share and the SECOND PARTY shall be liable to make payment of the same and keep the FIRST PARTY indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the SECOND PARTY shall not be liable for any Income Tax,

Wealth Tax, Sales Tax or any other taxes in respect of its share and the FIRST PARTY shall be liable to make payment of the same and keep the SECOND PARTY indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

31.4. CHARGE: This joint venture agreement will be treated as First Charge over the "Said Property" in case of any default/suit/action/ creation of the third party interest over the "Said Property".

31.5. DEFAULTS: In the event the FIRST PARTY fail and/or neglect to perform any of their obligations under this Agreement, the SECOND PARTY shall be entitled to all losses and damages suffered by the SECOND PARTY for such non-performance of the FIRST PARTY and vice-versa.

32. FORCE MAJEURE:

32.1. MEANING OF: Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, pandemic, epidemic, decision of authority and/or any other event beyond the control of the parties.

32.2. NO LIABILITY: The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

33. COMPLETION AND OCCUPANCY CERTIFICATE:

- 33.1.** That upon completion of the construction of the said building in all respects, the SECOND PARTY shall, at its own cost and responsibility, apply for and obtain the Completion Certificate and/or Occupancy Certificate from the competent authority such as the Bally Municipality or any other relevant statutory body.
- 33.2.** The SECOND PARTY shall furnish a copy of such Completion or Occupancy Certificate to the FIRST PARTY immediately upon receipt thereof.
- 33.3.** Both parties shall cooperate and jointly execute all such papers, documents, and declarations as may be required for the issuance of the Completion/Occupancy Certificate.

34. DEFECT LIABILITY:

- 34.1.** The SECOND PARTY hereby undertakes and agrees to rectify, at its own cost and responsibility, all structural and constructional defects, including defects in workmanship, materials, or design, that may be noticed or brought to its attention within a period of twelve (12) months from the date of issuance of the Completion Certificate or from the date of possession, whichever is earlier.
- 34.2.** The FIRST PARTY shall not be liable in any manner whatsoever for any such defects or damages during the said period, and the SECOND PARTY shall indemnify and keep indemnified the FIRST PARTY against any claim, cost, or expense arising therefrom.

35. MAINTENANCE AND OWNERS' ASSOCIATION:

35.1. After the completion of the entire project and upon delivery of possession of the respective units to the purchasers, the SECOND PARTY shall take steps to form an Association of Flat Owners/Residents' Welfare Society, which shall take over the maintenance, repair, and upkeep of the common areas, services, and facilities.

35.2. Until such Association is formally constituted and takes charge, the SECOND PARTY shall be responsible for maintaining the said common areas, amenities, and services on a temporary basis, at its own cost, and shall ensure uninterrupted essential services.

36. AUDIT AND TRANSPARENCY OF ACCOUNTS:

36.1. The SECOND PARTY shall maintain detailed and accurate accounts of all receipts, expenditures, and sale proceeds relating to the project, and shall prepare annual statements thereof duly certified by a Chartered Accountant.

36.2. The FIRST PARTY shall be entitled, upon reasonable notice, to inspect such books and records at the office of the SECOND PARTY during normal working hours.

36.3. The SECOND PARTY shall provide to the FIRST PARTY, upon request, copies of all significant statutory filings or approvals obtained during the course of development, including sanctioned plans, RERA registration documents, and certificates from concerned authorities.

37. INDEMNITY:

- 37.1.** Each party hereby covenants and agrees to indemnify and keep indemnified the other against all claims, losses, damages, costs, charges, and expenses that may be sustained or incurred by reason of any breach, misrepresentation, default, or omission on the part of the indemnifying party or its representatives.
- 37.2.** The SECOND PARTY shall specifically indemnify the FIRST PARTY against any liabilities arising out of non-compliance with statutory provisions, labour laws, construction laws, or municipal regulations during or after the construction period.
- 37.3.** The FIRST PARTY shall similarly indemnify the SECOND PARTY against any loss or damage resulting from defective title or ownership claims to the "Said Property."

38. INSURANCE:

- 38.1.** The SECOND PARTY shall, at its own cost, obtain and maintain during the entire construction period adequate insurance coverage, including but not limited to Workmen Compensation Insurance, Third Party Liability Insurance, and Fire and Material Damage Insurance, covering all risks associated with the project.
- 38.2.** The FIRST PARTY's interest in the "Said Property" shall be suitably noted in such insurance policies, and copies thereof shall be provided to the FIRST PARTY upon request.

38.3. In the event of any loss or damage, compensation received under such insurance shall be applied towards reinstatement or reconstruction of the damaged portion of the project.

39. DISPUTE RESOLUTION AND JURISDICTION:

39.1. That in the event of any dispute, difference, or question arising between the parties relating to this Agreement, its interpretation, performance, or enforcement, the same shall, in the first instance, be resolved amicably through mutual consultation and negotiation in good faith.

39.2. If such amicable settlement cannot be reached within thirty (30) days, either party shall be entitled to seek appropriate relief before the competent Civil Court having jurisdiction over the subject matter.

39.3. It is hereby expressly agreed and declared that the Civil Courts at Howrah alone shall have exclusive jurisdiction to entertain, try, and determine any dispute, suit, or proceeding arising out of or in relation to this Agreement, and no other court shall have jurisdiction notwithstanding that any part of the cause of action may arise elsewhere.

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq. ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445,

36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza-Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks] along with 2000 Sq.ft. with Tin Shed structure with cemented flooring thereon, corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah along with right of easement, hereditaments, messuages, appurtenances, appendages, profits, rights, liberties, privileges and all other rights attached thereto, being butted and bounded in the manner as follows:

On the North: Holding No. 5, Fakir Chandra Pathak Lane Property of Bally Municipality;

On the South: Holding No. 12, 7/1, 8,7, Hazra Para Lane;

On the East : Holding No. 4 and 5/4 Narendra Nath Mukherjee

Laneand property of 18, 18/1, 18/3 Hazra Para Lane;

On the West : Fakir Chandra Pathak Lane.

EXECUTION AND DELIVERY:

IN WITNESS WHEREOF the parties hereto signed on this Agreement at Howrah on this day, month and year first above written in the presence of.

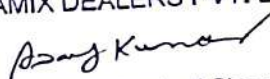
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

WITNESSES:

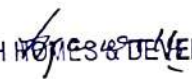
1. 

For MEGAMIX DEALERS PVT. LTD.


Director/Authorised Signatory

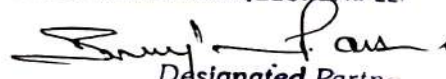
(SIGNATURE OF THE FIRST PARTY)

2. 
Howrah


REVANSH HOMES & DEVELOPERS LLP

Designated Partner

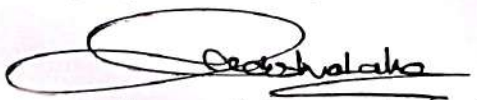
REVANSH HOMES & DEVELOPERS LLP


Designated Partner

(SIGNATURE OF THE SECOND PARTY)

Drafted by me and

prepared in my Sheristha


Advocate
F/2208/2018/2022



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



081220252037937647

GRIPS Payment Detail

GRIPS Payment ID:	081220252037937647	Payment Init. Date:	08/12/2025 19:11:20
Total Amount:	375911	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7808668890227	BRN Date:	08/12/2025 19:11:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms REVANSH HOMES AND DEVELOPERS LLP
Mobile: 9674117372

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260379376488	Directorate of Registration & Stamp Revenue	375911
Total			375911

IN WORDS: THREE LAKH SEVENTY FIVE THOUSAND NINE HUNDRED ELEVEN ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192025260379376488

GRN Details

GRN:	192025260379376488	Payment Mode:	SBI Epay
GRN Date:	08/12/2025 19:11:20	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7808668890227	BRN Date:	08/12/2025 19:11:36
Gateway Ref ID:	IGATOQKOS8	Method:	State Bank of India NB
GRIPS Payment ID:	081220252037937647	Payment Init. Date:	08/12/2025 19:11:20
Payment Status:	Successful	Payment Ref. No:	2003174324/5/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms REVANSH HOMES AND DEVELOPERS LLP
Address:	34/35/2/1, SRI AUROBINDO ROAD, SALKIA, HOWRAH-711106
Mobile:	9674117372
Period From (dd/mm/yyyy):	08/12/2025
Period To (dd/mm/yyyy):	08/12/2025
Payment Ref ID:	2003174324/5/2025
Dept Ref ID/DRN:	2003174324/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003174324/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	2003174324/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	300600
3	2003174324/5/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				375911

IN WORDS: THREE LAKH SEVENTY FIVE THOUSAND NINE HUNDRED ELEVEN ONLY.

PAID

MEMO OF SECURITY DEPOSIT

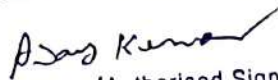
Received a sum of **Rs.3,00,00,000.00 (Rupees Three Crore) only** from the

DEVELOPER of the OTHER PART, in the following manner:

Cheque/N.E.F.T / Draft / R.T.G.S.	Date	Bank	Amount
RTGS SBINR520251206083	06/12/2024	S.B.I.	Rs. 75,00,000.00
Ch. No. 111234	06/12/2024	S.B.I.	Rs. 75,00,000.00
Ch. No. 111233	06/12/2024	S.B.I.	Rs. 75,00,000.00
Ch. No. 111232	06/12/2024	S.B.I.	Rs. 75,00,000.00
		Total	Rs.3,00,00,000.00

(Rupees Three Crore) only

For MEGAMIX DEALERS PVT. LTD.


Director/Authorised Signatory

Signature of the OWNER

FORM FOR TEN FINGER IMPRESSION

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

Signature Asaj Kumar

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

Signature Subhash Kumar Agarwal

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

Signature Ravi Kumar

Major Information of the Deed

Deed No :	I-0502-13237/2025	Date of Registration	09/12/2025
Query No / Year	0502-2003174324/2025	Office where deed is registered	
Query Date	24/11/2025 11:02:59 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S LAHA Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9073539247, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,00,000/-]		
Set Forth value	Market Value		
Rs. 14,00,00,000/-	Rs. 15,28,50,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 75,021/- (Article:48(g))	Rs. 3,00,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Bally, Corporation: BALLY, Road: Fakir Chand Pathak Lane, , Premises No: 5/1, , Ward No: 010
Pin Code: 711201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Bigha 9 Katha 14 Chatak	10,00,00,000/-	10,78,50,040/-	Property is on Road
L2	(RS :-)		Swiming Pull		1 Bigha 17 Katha	4,00,00,000/-	4,44,00,017/-	Property is on Road
		TOTAL :			209.3438Dec	1400,00,000/-	1522,50,057 /-	
		Grand Total :			209.3438Dec	1400,00,000/-	1522,50,057 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	2000 sq ft	0 /-	6,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGAMIX DEALERS PRIVATE LIMITED 2A, Ganesh Chandra Avenue, 8th Floor Room No. 5,, City:- Kolkata, P.O - KOLKATA, P.S:-Girish Park, District:- Kolkata, West Bengal, India, PIN - 700013 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REVANSI HOMES & DEVELOPERS LLP 34/35/2/1, Block A,1st Floor, Sri Arubindo Road, Salkia, City:- Howrah, P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AJAY KUMAR CHAUDHARY Son of Mr. RAM PARISHAN CHIAURASIA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 9 2025 12:38PM LTI 09/12/2025	Signature  09/12/2025
Village Yadupati Bazar, V.T.C Jadupatti Urf Semra, City:- , P.O:- Choraut, P.S:-SITAMARHI, District:- Sitamarhi, Bihar, India, PIN:- 843319, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ASxxxxxx4A, Aadhaar No: 63xxxxxx8706 Status : Representative, Representative of : MEGAMIX DEALERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
2	Name Mr SUBHASH KUMAR AGARWAL (Presentant) Son of Late CHAJJU RAM AGARWAL Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 9 2025 12:38PM LTI 09/12/2025	Signature  09/12/2025
34/35/2/1, Sri Aurobindo Road, Salkia,, City:- Howrah, P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ACxxxxxx0B, Aadhaar No: 46xxxxxx6613 Status : Representative, Representative of : REVANSI HOMES & DEVELOPERS LLP (as DASIGNATED PARTNERS)				

Name	Photo	Finger Print	Signature
Mr SURAJIT PAUL Son of Mr KRISHNA CHANDRA PAUL Date of Execution 09/12/2025, Admitted by Self Date of Admission 09/12/2025, Place of Admission of Execution Office	 Photo 9 30702 12 2025	 Captured 1 15 09/12/2025	 09/12/2025
22/3/2 Ram Chandra Paul Lane, City - Howrah, P O - Ghushuri, P S - Ghushuri, District - Howrah, West Bengal India, PIN - 711107, Sex - Male, By Caste - Hindu, Occupation - Business, Citizen of India, Date of Birth XX XX-1XX6, PAN No - Axxxxxxx2M, Aadhaar No 41xxxxxxx8170 Status - Representative, Representative of REVANSH HOMES & DEVELOPERS LLP (as DESIGNATED PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANDIP NANDY Son of Mr S NANDI HOWRAH City, P O - Howrah, P S - Howrah, District - Howrah, West Bengal, India, PIN - 711101	 09/12/2025	 Captured 09/12/2025	 09/12/2025
Identifier Of Mr AJAY KUMAR CHAUDHARY, Mr SUBHASH KUMAR AGARWAL, Mr SURAJIT PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1		-21.1848 Dec
2		-21.1818 Dec
3		-21.1848 Dec
4		-21.1848 Dec
5		-21.1848 Dec
6		-21.1848 Dec
7		-21.1848 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1		-8.72143 Dec
2		-8.72143 Dec
3		-8.72143 Dec
4		-8.72143 Dec
5		-8.72143 Dec
6		-8.72143 Dec
7		-8.72143 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1		-285.71428600 Sq Ft
2		-285.71428600 Sq Ft
3		-285.71428600 Sq Ft
4		-285.71428600 Sq Ft
5		-285.71428600 Sq Ft
6		-285.71428600 Sq Ft
7		-285.71428600 Sq Ft

Endorsement For Deed Number : I - 050213237 / 2025

On 09-12-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 11:44 hrs on 09-12-2025, at the Office of the A.D.S.R. HOWRAH by Mr SUBHASH KUMAR AGARWAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,28,50,057/-

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

Execution is admitted on 09-12-2025 by Mr AJAY KUMAR CHAUDHARY, AUTHORISED SIGNATORY, MEGAMIX DEALERS PRIVATE LIMITED (Private Limited Company), 2A, Ganesh Chandra Avenue, 8th Floor Room No. 5,, City:- Kolkata, P.O:- KOLKATA, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr SANDIP NANDY, . . Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-12-2025 by Mr SUBHASH KUMAR AGARWAL, DASIGNATED PARTNERS, REVANSH HOMES & DEVELOPERS LLP (Partnership Firm), 34/35/2/1, Block A,1st Floor, Sri Arubindo Road, Salkia, City:- Howrah, P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106

Identified by Mr SANDIP NANDY, . . Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-12-2025 by Mr SURAJIT PAUL, DASIGNATED PARTNERS, REVANSH HOMES & DEVELOPERS LLP (Partnership Firm), 34/35/2/1, Block A,1st Floor, Sri Arubindo Road, Salkia, City:- Howrah, P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106

Identified by Mr SANDIP NANDY, . . Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,00,600.00/- (B = Rs 3,00,000.00/- ,E = Rs 600 00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 3,00,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2025 7:11PM with Govt. Ref. No: 192025260379376488 on 08-12-2025, Amount Rs: 3,00,600/-, Bank: SBI EPay (SBIPay), Ref. No. 7808668890227 on 08-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 75,011/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 5655, Amount: Rs.10.00/-, Date of Purchase: 19/11/2025, Vendor name: SOUMYA BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2025 7:11PM with Govt. Ref. No: 192025260379376488 on 08-12-2025, Amount Rs: 75,011/-, Bank: SBI EPay (SBIPay), Ref. No. 7808668890227 on 08-12-2025, Head of Account 0030-02-103-003-02

Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2025, Page from 415038 to 415087

being No 050213237 for the year 2025.



Digitally signed by PROVASH ADHIKARY
Date: 2025.12.18 14:34:00 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 18/12/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

West Bengal.