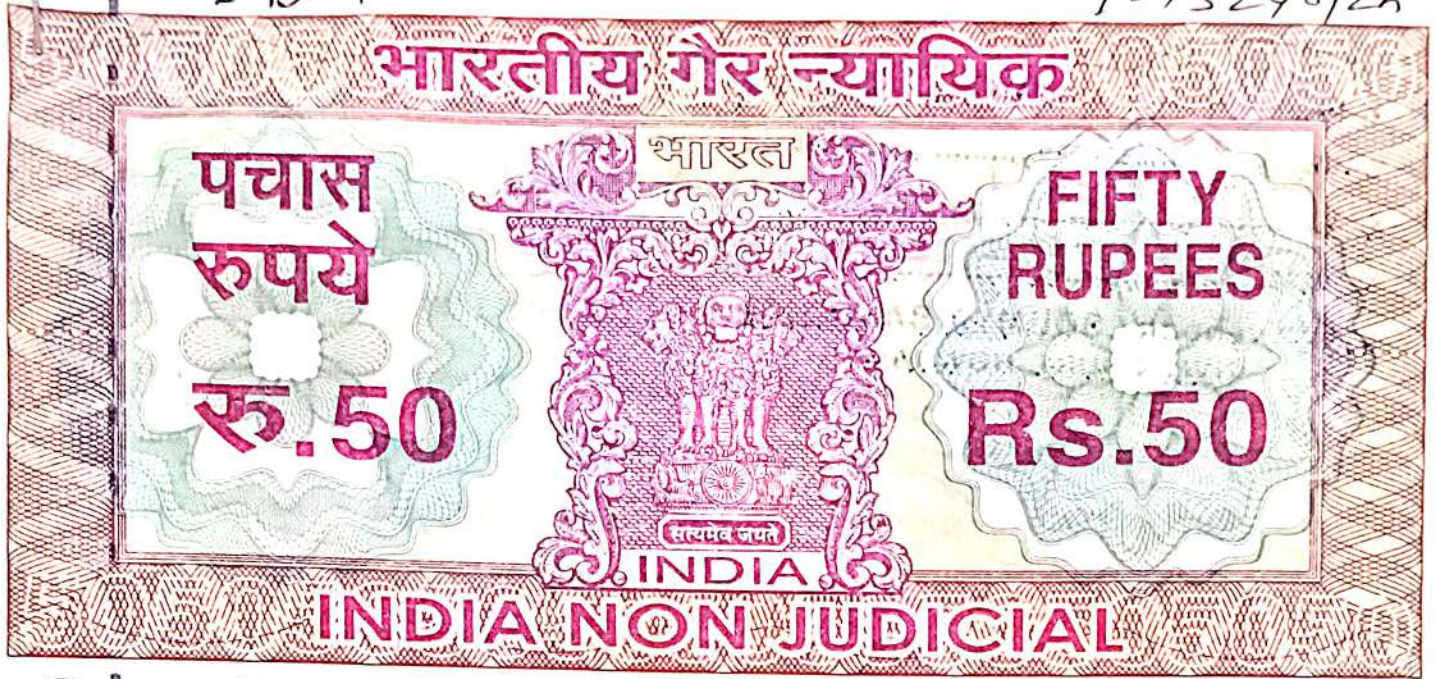


0502-13851/25

T-13240/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 038197

Certified that the document is admitted to registration. The Signature Sheet and endorsement sheet which are attached to this document are the part of this document

A.D.S.R., Howrah

09 DEC 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER JOINT VENTURE AGREEMENT

This Development Power of Attorney is made on this the

9th

----- day of December, 2025

SL No. 5656 DATE 19/11/25.

VALUE 100 RUPEES PAISE

NAME S. Lahar (Hd)

ADDRESS Howrah

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Signature]



Additional District Sub-Registrar
Howrah

09 DEC 2025

KNOWN ALL MEN BY THESE PRESENT THAT I, 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. 633542108706), 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, Bihar-843319, is the absolute owner-in-possession in respect 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,**



Additional District Sub-Registrar
Honrab

09 DEC 2025

rights, liberties, privileges and all other rights attached thereto, hereinafter morefully and particularly referred to as the "**SAID PROPERTY**" and morefully described in the **SCHEDULE** hereinbelow.

AND WHEREAS while being absolutely seized and possessed of the said property being true and lawful owner, executed a Joint Venture Agreement dated 09.12.2025 being no. 00 13237/25 made between the present EXECUTANT 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 namely. 1) **SRI SUBHASH KUMAR AGARWAL, (PAN - ACKPA8980B) (Aadhaar 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 SURAJIT PAUL, (PAN- AIQPP9272M) (Aadhaar 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, of the **SECOND PART**, and the executants executed the agreement for the purpose of constructing a multistoried building over the "SAID PROPERTY", subject to certain terms and conditions.

NOW KNOW YE IN THIS PRESENTS that I, **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, do hereby nominate, appoint, constitute **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 namely. **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 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, as its true and lawful Attorney to do the following acts, deeds, things:-

1. To appear for and represent us for all intents and purposes in respect of the "Said Property", including all matters connected with or incidental to the development, construction, supervision, management, liaison, and administration of the construction affairs pertaining thereto.
2. To construct, re-construct, execute, undertake, manage, supervise and perform all construction-related works, activities and obligations at the "Said Property" strictly in accordance with the terms and conditions of the Joint Venture Agreement executed between the parties, including all allied civil, structural, electrical, sanitary, plumbing and ancillary works.
3. To represent us before Bally Municipality and any other statutory, municipal, local, governmental or quasi-governmental authority for the purpose of applying, submitting, processing and obtaining sanction plans, modified plans, revised plans, as-made plans, completion certificates, mutation, assessment orders, and any other permission or approval required in connection with the construction of the proposed multi-storied building on the "Said Property".
4. To commence, continue and complete construction upon obtaining delivery of possession of the site, and for such purpose to engage masons, labourers, contractors, sub-contractors, engineers, architects and all other persons deemed necessary, and to sign, execute and submit any application, form,

declaration, undertaking or document required by Bally Municipality or any other authority, entirely on our behalf.

5. To transfer, convey, assign or otherwise dispose of by way of sale, gift, lease, licence, mortgage or any other legally permissible mode, any flat, shop, garage, commercial or residential space/unit arising out of the development of the "Said Property", as per the Joint Venture Agreement between the parties, and to sign, execute and deliver all deeds, instruments, conveyances or documents necessary for such transfer on our behalf.
6. To demand, recover, receive and collect from prospective purchasers, tenants, allottees or any intending apartment owners all sums payable towards consideration money, instalments, development charges, deposits, fees, royalties, rents, premiums or any other amount arising out of agreements for sale, tenancy or allocation of flats, rooms, garages, commercial or residential units of the building constructed over the "Said Property", including issuance of valid acknowledgments and receipts for the same.
7. To appear for, act for and represent us in all Courts, civil, criminal, revenue, revisional, appellate or superior, and before any Magistrate, Judge, Government officer, Municipal Corporation, Improvement Trust, Bank, Financial Institution, or any public authority, and to take all necessary steps, file petitions, applications, affidavits or objections, pursue any

proceedings and do all acts required in safeguarding our interest regarding the "Said Property".

8. To prepare, make, sign, verify, affirm and swear all petitions, applications, declarations, affidavits, objections, representations or other documents which may be required by law or demanded by any competent authority in respect of the construction and development of the said proposed multi-storied building.
9. To receive and accept any advance, security deposit, booking amount, earnest money or other sum from prospective apartment owners, tenants or other persons, and to issue proper, valid and binding receipts, discharges and acknowledgments for the same on our behalf.
10. To negotiate and enter into agreements with prospective apartment owners, tenants or allottees in respect of flats, tenancy spaces or other units, and to determine and finalise price, rent, premium, development charges, maintenance charges, deposits and all other terms and conditions as the Attorney may deem fit and proper.
11. To sell, market and deal with all portions or units of the building constructed on the "Said Property" and to receive and appropriate the entire sale proceeds thereof, save and except those units forming part of the Owner's Allocation strictly in terms of the Joint Venture Agreement executed between the parties.

12. It is expressly agreed and declared that this Power of Attorney shall automatically stand revoked, cancelled and extinguished upon completion of the construction of the proposed multi-storied building and upon sale, transfer and disposal of all flats/shops/garages/commercial or residential units as contemplated under the Joint Venture Agreement, without requiring any further deed or act of revocation.
13. That this Power of Attorney is declared to be irrevocable during the subsistence of the Joint Venture Agreement and until completion of construction and sale of all Developer's Allocation, and the Owners shall not revoke, cancel or terminate this Power of Attorney unilaterally so long as the Developer performs its obligations under the Joint Venture Agreement.
14. To apply for, obtain, modify, or rectify any building plan, sanction plan, layout plan, mutation, trade license, fire safety clearance, pollution control clearance, water supply connection, drainage connection, electricity connection, lift license, occupancy certificate, completion certificate and/or any other statutory permission required for construction or sale of units.
15. To enter into correspondence, negotiations and meetings with all statutory authorities including Municipality, Electricity Department, Water Supply Department, Fire Department and any other local or State authority, and to submit all documents,

affidavits, undertakings, indemnities, declarations on our behalf for the purpose of construction and sale.

16. To execute, sign and register agreements for sale, deeds of conveyance, possession letters, no-dues certificates, indemnity bonds, rectification deeds, tripartite agreements with lenders, or any other incidental document required for transfer of any unit within the proposed construction as per the terms of the Joint Venture Agreement.
17. To open, operate and maintain a separate bank account in the joint name of Owners and Developer or in the name of Developer exclusively for collection of consideration from prospective purchasers of Developer's Allocation, and to issue receipts for the same.
18. To appoint architects, engineers, surveyors, structural designers, contractors, sub-contractors and other professionals for the purpose of construction and completion of the multi-storied building and to remove, replace or renew their appointments as required.
19. To settle, compromise, compound, or withdraw any complaint, dispute or litigation relating to construction, possession, mutation, sanction, electricity, water supply, sale of units, or any matter connected with the Said Property, if required for smooth implementation of the project.

20. To install common facilities including lift, pump, generator, transformer, fire equipment, sewage system, lighting, security system and other necessities, and to apply for all permissions and NOCs relating thereto, and to handover the same to the Owners' Association upon completion.
21. AND WE HEREBY agree, declare and undertake to ratify, approve and confirm all lawful acts, deeds and things which our said Attorney shall do or cause to be done by virtue of or pursuant to this Power of Attorney, as if the same were done by it personally.
22. AND GENERALLY, to do, execute and perform all such other acts, deeds, matters and things whatsoever as are necessary, incidental, usual or expedient for the due, proper and smooth progress, management and completion of the construction of the proposed multi-storied building on the "Said Property", and to protect and preserve our rights therein.

SCHEDULE

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

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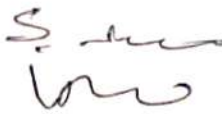
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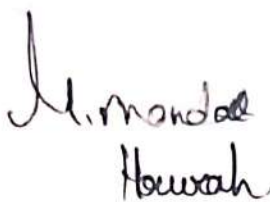
2

IN WITNESSES WHEREOF, we, the undersigned executants, have hereunto set and subscribe their respective hand and seal absolutely with our free volition of mind and free will and being absolutely physically and mentally fit to understand and execute this Power of Attorney on this the ~~09th~~ ^{December} day of ~~November~~, 2025 at the Office of my Learned Advocate.

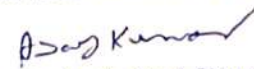
Subscribed before me

WITNESSES:

1. 

2. 
Huwah.

For MEGAMIX DEALERS PVT. LTD.


Director/Authorised Signatory

SIGNATURE OF THE EXECUTRIX

Accepted by me/us

REVANSH HOMES & DEVELOPERS LLP


Subhash Kumar Agarwal
Designated Partner

REVANSH HOMES & DEVELOPERS LLP


Designated Partner

POWER OF ATTORNEY HOLDERS

Drafted by me and
Prepared in my office


ADVOCATE
F/2202/2024/2022

FORM FOR TEN FINGER IMPRESSION

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

Signature Adarsh 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 Sunil Kumar

Major Information of the Deed

Deed No :	I-0502-13240/2025	Date of Registration	09/12/2025
Query No / Year	0502-8003310455/2025	Office where deed is registered	
Query Date	09/12/2025 1:02:34 PM	A.D.S.R. HOWRAH District: Howrah	
Applicant Name, Address & Other Details	S Nandi Thana: Howrah, District: Howrah, WEST BENGAL, PIN - 711101, Mobile No: 7980935315, Status: Solicitor firm		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 14,00,00,000/-		
Stamp duty Paid (SD)	Rs. 15,28,50,057/-		
Rs. 50/- (Article 4B(g))	Registration Fee Paid		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 050213237/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment 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
1.1			Bastu		4 Bigha 9 Katha 14 Chatak	10,00,00,000/-	10,78,50,040/-	Property is on Road, Project Name:
1.2			Swimming Pool		1 Bigha 17 Katha	4,00,00,000/-	4,44,00,017/-	Property is on Road, Project Name:
			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 1.1	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/-	

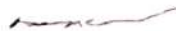
Principal Details :

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 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REVANSH 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 , PAN No.: ABxxxxxx5L,Aadhaar No Not Provided, 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 CHAURASIA 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	Signature 
	Dec 9 2025 1 08PM	LTI 09/12/2025	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, , PAN No.: ASxxxxxx4A,Aadhaar No Not Provided 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	Signature 
	Dec 9 2025 1 07PM	LTI 09/12/2025	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, , PAN No.: ACxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : REVANSH 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	 Dec 9 2025 1:09PM	 L 11 09/12/2025	 09/12/2025
22/3/2, Ram Chanda Paul Lane,, City - Howrah, P.O - Ghushuri, P.S:-Ghusuri, District:-Howrah, West Bengal, India, PIN- 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : Axxxxxx2M, Andhaar No Not Provided Status : Representative, Representative of : REVANSH HOMES & DEVELOPERS LLP (as DASIGNATED PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S Nandi Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 09/12/2025	 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 Dns
2		21 1848 Dns
3		21 1848 Dns
4		21 1848 Dns
5		21 1848 Dns
6		21 1848 Dns
7		21 1848 Dns

Transfer of property for L2

Sl No	From	To with area (Name Area)
1		B /2143 Dns
2		B /2143 Dns
3		B /2143 Dns
4		B /2143 Dns
5		B /2143 Dns
6		B /2143 Dns
7		B /2143 Dns

Transfer of property for S1

Sl No	From	To with area (Name Area)
1		285 /1428600 Sq Ft
2		285 /1428600 Sq Ft
3		285 /1428600 Sq Ft
4		285 /1428600 Sq Ft
5		285 /1428600 Sq Ft
6		285 /1428600 Sq Ft
7		285 /1428600 Sq Ft

Endorsement For Deed Number : I - 050213240 / 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 13:04 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 15,28,50,05/-.

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, 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 Nandi, , Son of Mr S Nandi, Howrah Court, 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, 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 Nandi, , Son of Mr S Nandi, Howrah Court, 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, 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 Nandi, , Son of Mr S Nandi, Howrah Court, 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 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5656, Amount: Rs.50.00/-, Date of Purchase: 19/11/2025, Vendor name: SOUMYA BANERJEE


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 414678 to 414699
being No 050213240 for the year 2025.



Digitally signed by PROVASH ADHIKARY
Date: 2025.12.18 12:13:54 +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.