

9631/2025

9549/2025



अष्टमिबन्ग पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

POWER OF ATTORNEY

26 JUN 2025

THIS POWER OF ATTORNEY made this ^{25th} day of June, Two Thousand Twenty-~~FIVE~~ **BETWEEN SHAPING MINES & MINERALS PVT LTD** (PAN: AAQCS2778C), (CIN: U13100WB2010PTC156272) having its office at 651A, New Alipore, Block-O, 2nd Floor Kolkata - 700053 being represented by its duly Authorized Representative **Mr. Shounak Ghosh** bearing (PAN: AYDPG8914A), (Aadhaar No: 8236 7792 7048), son of Mr. Chira Ranjan Ghosh, by faith Hindu, by occupation Service, by Nationality Indian, residing at 6/77/2, Bijoygarh, Hemchhaya Apartment, Flat No. 7, P.O. Jadavpur & P.S. Golf

SHAPING G2S PRIVATE LIMITED

Sanwar Poddar

Authorised Signatory

Stamp Sign
SHAPING MINES & MINERALS PVT. LTD.

Shounak Ghosh

Director

2000/10210
19 JUN 2025
NO: 9511 Date: 19 JUN 2025 Rs 100.00
Name: Shaping 425 Pvt Ltd
Address: 651A Block - 20
Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027
New alipore ver-53

Signature of Vendor



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA

25 JUN 2026

Green, Kolkata-700 032, hereinafter referred to as the **OWNER** of the **ONE PART**

IN FAVOUR OF SHAPING G2S PRIVATE LTD, (PAN: ABKCS2198H) (CIN: U70109WB2023PTC259952) 651A, Block-O, 2nd Floor, New Alipore, Kolkata 700053 being represented by its duly Authorized Representative Mr. Saurav Podder, (PAN: AXZPP5577D), (Aadhaar No: 2859 9644 8417), son of Debdas Podder, by faith Hindu, by occupation Service, by Nationality Indian, residing at 75 Prince Rahimuddin Lane, P.O. Tollygunge & P.S. Charumarket, Kolkata-700 033, hereinafter referred to as the hereinafter referred to as the herein after referred to as the **ATTORNEY**:

WHEREAS:

- I. The Owner herein, is fully seized and possessed of and or otherwise well and sufficiently entitle to **ALL THAT** piece and parcel of land measuring 4 cottah 8 chittack being located at premises no. Premises 771, Block-P, New Alipore, Ward No-81 Kolkata -700053 Borough - 10 under the Municipality of the Kolkata Corporation being morefully delineated in the Map and particularly described in the Schedule below and butted and bounded as:-

North : 776, & 777 Block -P , New Alipore Kolkata-700 053;

South: by 30' Tarapada Chakraborty Sarani (KMC Black Top Road);

East: Premises No.7 , Tarapada Chakraborty Sarani Kolkata;

West: Premises No 4, Tarapada Chakraborty Sarani Kolkata.

- II. By a Development Agreement / dated 25/06/25 made between the said the Owner herein and therein also referred to as the Owner of the one Part and one **SHAPING G2S PRIVATE LTD**, the Developer herein and therein also referred to as the Developer of

Saurav Podder

Shaping G2S Private Ltd

Dipankar Ghosh

the Other Part and registered with Additional Registrar of Assurances, ^{- W, Kolkata.} (said Development Agreement), the Owner therein appointed the Promoter to construct a multistoried building at the Said Premises (said building) in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation or such modification or alteration as may be further sanctioned by the Kolkata Municipal Corporation.

Soumen Bhowmik

- III. Pursuant to the terms of the said Development agreement the Owner herein intends to nominate constitute and appoint **SHAPING G2S PRIVATE LTD, the** Developer herein, represented through its designated partner, Dipanjan Bhattacharjee to act do and perform following acts deeds and things on her behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that, the Owner herein doth hereby nominates constitutes and appoints the said, **SHAPING G2S PRIVATE LTD** represented through its designated partner, Dipanjan Bhattacharjee to be her true and lawful Attorney, to act for her and also on her behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To look after manage supervise and administer all affairs in respect of the development of the Said Premises in terms of the said Development Agreement.
2. To pay all rates, taxes, fees, charges, expenses and other outgoings whatsoever payable for and on account construction, execution and development of the said Premises.

3. To do or cause to be done necessary measurement, soil testing survey and such other acts at or upon the Said Premises as may be necessary.
4. To appoint architects, contractors, sub-contractors, surveyors, interior designers, as specified in the Development agreement for the preparation of the project plan and execution of the project and to supervise the development and construction work of the Said Premises or part thereof.
5. To apply for and obtain sanction of necessary building plan in the name of the Owner from Kolkata Municipal Corporation in respect of the Said Premises and to further apply for and obtain any modification or alterations or variations or addition thereof at their own costs and expenses.
6. To enter upon the said Premises with men and material as may be required for the purpose of development of the Said Premises as per the Building Plan to be sanctioned by Kolkata Municipal Corporation.
7. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan for development of the Said Premises as stated above.
8. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development and construction at the said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.

9. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or license and/or no objection from all statutory authority/authorities including the Kolkata Municipal Corporation, Fire Brigade, West Bengal Police, Environmental Department, Competent authorities, as may be required.

10. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Fire Brigade, West Bengal Police, Environmental Department, Authorized Officer and all licensing and statutory authorities in connection with obtaining no objection, approvals, permission, sanction, modification addition and/or alteration of plans for the said project.

11. To pay fees for obtaining sanction in name of owner and such other orders and permissions from the necessary authorities as be expedient for modification, renewal, variation alteration, revalidation, rectification, addition of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents, as mentioned in Development Agreement for the aforesaid purposes as the said Attorney shall think, fit and proper.

12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration/ addition of the plans to any authority or authorities.

13. To obtain delivery of the sanctioned plan, completion certificate and occupation certificate of the Said Premises from the Kolkata Municipal Corporation.

14. To apply for and obtain electricity, water, sewerage, drainage in respect of the building to be constructed at the said premises in the

name of the Owner and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, documents and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.

15. To appear and represent the Owner before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

16. To manage and maintain administration of the Building Complex and common portions thereof or to appoint an agency to do the same until formation of any registered association.

17. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning development of the said Premises or any part thereof before any Court, Civil or Criminal or Revenue.

18. To sign, declare and/or affirm any vakalatnama, plaint, written statement, petition, affidavit, verification, warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings ... connected with the development of said Premises or part thereof.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in

connection with development of the said Premises for construction of buildings and structures thereon under the said Development agreement.

20. To negotiate for sale transfer or lease and enter into or make agreement for sale or any other agreement with the intending Purchaser or Transferee in respect of the Owners Allocation and /or Developer's allocation of the Said Premises and to receive proportionate earnest money and/or consideration amount in respect of the same and sign and give valid and effectual receipts or discharges thereof after conveyance.

21. To sign execute conveyance and/or conveyances in respect of and Owners Allocation and Developer's Allocation of the Said Premises and to take necessary steps which would be required for the proper execution of the conveyance[s].

22. To present such conveyance and/or conveyances for registration before the appropriate registration authority or any registration authority having jurisdiction and admit execution thereof for completing such transfer in respect of Owners and Developer's Allocation.

23. To appear and represent before the appropriate registration authority in respect of sale/transfer of Owners and Developer's allocation.

24. To ensure the New Building as constructed as per the sanction plan or as per revised sanctioned plan by the Kolkata Municipal Corporation along with fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts,

malicious damage or destruction and against other risks as my Attorney may think sufficient to protect the interests of all concerned therein.

25. To hand over and deliver possession of both the Owners and Developer's allocation of the said Premises to the purchasers/transferees/allottees including the nominee/s and/or assign/s of the Attorney, as it may in its absolute discretion think fit and proper.

26. To retain and appoint one or more entities to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorney shall think proper.

27. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owner could do in person under the Said development agreement.

28. This Power of Attorney may be revoked by me at any time.

29. Be it noted that this Power of Attorneys are being granted in favour of the said Attorney without any consideration and no interest or right of the Attorneys are created in the said Premises which is the subject matter of this Power of Attorney.

AND GENERALLY to act as the Attorney in relation to the Said Premises for and on behalf of me and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as the Owner could have done if personally present.

And Owner herein doth hereby agrees to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on me of any nature whatsoever, financial, criminal, civil or otherwise.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT piece and parcel of land measuring 4 cottah 8 chittack being located at premises no. Premises 771, Block-P, New Alipore , Ward No-81 Kolkata -700053 Borough – 10 (Previously known as Premises No.6, Tarapada Chakraborty Sarani) under the Municipality of the Kolkata Corporation being morefully delineated in the map and particularly described in the Schedule below and butted and bounded as:-

North : Premises no. 776, & 777 Block -P , New Alipore Kolkata-700 053;

South: by 30' Tarapada Chakraborty Sarani (KMC Black Top Road);

East: Premises No.7 , Tarapada Chakraborty Sarani Kolkata;

West: Premises No 4, Tarapada Chakraborty Sarani Kolkata.

IN WITNESS WHEREOF the Owner has hereunto set and subscribed her hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the said **OWNER** at Kolkata in the presence of:

Susil Kumar Pan -
6. old Pan. agent.
Kolkata - 70001.

A. Mukherjee
G.O.P. & Shakti Col - 1
- Accepted -

Tushit Kumar Banerjee
TUSHIT KUMAR BANERJEE
Advocate

Barasat Judges Court
Enrolment No. WB-794/98

SHAPING MINES & MINERALS P.























Shankar Ghosh
Director

SHAPING G2S PRIVATE LIMITED

Soumitra Poddy

Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS

						
	<i>Shamir Gorkh</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Suresh B. Dey</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

DATED THIS 25th DAY OF June , 2025
#####

FROM

Shaping Mines & Minerals Pvt ltd

TO

Shaping G2S Private Ltd

POWER OF ATTORNEY

BAMURA PARTNERS

17 Nasiruddin Road

Park Circus

Kolkata 700017

mail@bamurapartners.com

Major Information of the Deed

Deed No :	I-1904-09549/2025	Date of Registration	26/06/2025
Query No / Year	1904-8001809007/2025	Office where deed is registered	
Query Date	25/06/2025 3:25:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUJIT KUMAR ROY 6, O, P O STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 76,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190409413/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Pada Chakraborty Sarani, , Premises No: 6, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 8 Chatak		76,50,000/-	Property is on Road , Project Name :
Grand Total :				7.425Dec	0 /-	76,50,000 /-	






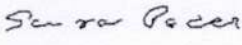
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHAPING MINES AND MINERALS PRIVATE LIMITED 651A,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHAPING G2S PRIVATE LIMITED 651A,BLOCK-O,NEW ALIPORE, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: ABxxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHOUNAK GHOSH Son of Mr CHIRA RANJAN GHOSH Date of Execution - 25/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	Photo  Jun 26 2025 4:43PM	Finger Print  Captured LTI 26/06/2025	Signature  26/06/2025
6/77/2,BIJOYGARH,HEMCHHAYA APARTMENT, City:- Not Specified, P.O:- GOLF GREEN, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AYxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHAPING MINES AND MINERALS PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)				
2	Name Mr SAURAV PODDER (Presentant) Son of Mr DEBDAS PODDER Date of Execution - 25/06/2025, , Admitted by: Self, Date of Admission: 25/06/2025, Place of Admission of Execution: Office	Photo  Jun 25 2025 5:00PM	Finger Print  Captured LTI 25/06/2025	Signature  25/06/2025
75,PRINCE RAHIMUDDIN LANE, City:- Not Specified, P.O:- TALLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AXxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHAPING G2S PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KUMAR ROY Son of Late M M ROY , 6, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 25/06/2025	 Captured 25/06/2025	 25/06/2025
Identifier Of Mr SHOUNAK GHOSH, Mr SAURAV PODDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHAPING MINES AND MINERALS PRIVATE LIMITED	SHAPING G2S PRIVATE LIMITED-7.425 Dec

Endorsement For Deed Number : I - 190409549 / 2025

On 25-06-2025

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

Presented for registration at 15:52 hrs on 25-06-2025, at the Office of the A.R.A. - IV KOLKATA by Mr SAURAV PODDER ,.

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 76,50,000/-

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

Execution is admitted on 25-06-2025 by Mr SAURAV PODDER, AUTHORIZED REPRESENTATIVE, SHAPING G2S PRIVATE LIMITED, 651A,BLOCK-O,NEW ALIPORE, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr SUJIT KUMAR ROY, , Son of Late M M ROY, , 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

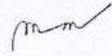
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3511, Amount: Rs.100.00/-, Date of Purchase: 19/06/2025, Vendor name: W Gazi


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 26-06-2025

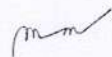
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Execution is admitted on 26-06-2025 by Mr SHOUNAK GHOSH, AUTHORIZED REPRESENTATIVE, SHAPING MINES AND MINERALS PRIVATE LIMITED, 651A,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr SUJIT KUMAR ROY, , Son of Late M M ROY, , 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 427102 to 427120
being No 190409549 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.07.01 19:35:10 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 01/07/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**