

7545/2024

7490/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

IV

AS 295888

THIS POWER OF ATTORNEY made this 22nd day of May 2024

Thousand Twenty Four

Additional Registrar of
Assurances-IV, Kolkata

BETWEEN

SHAPING MINES & MINERALS PVT LTD (PAN: AAQCS2778C),

(CIN: U13100WB2010PTC156272) having its office at 651A , New Alipore , Block-O, 2nd Floor Kolkata -700 053, being represented by its

duly Authorized Representative Kishore Madnani bearing (PAN:AHDPM9925E), (Aadhaar No:4648 9127 6327), hereinafter referred to as the **OWNER** of the **ONE PART**

IN FAVOUR OF

SHAPING G2S PRIVATE LTD, (PAN: ABKCS2198H) (CIN:

U70109WB2023PTC259952) having its office at 651A, Block-O 2nd Floor, New Alipore Kolkata 700053, being duly represented by Mr. Dipanjan Bhattacharjee, (PAN: AIKPB3840P), (Aadhaar No: 2216 9472 5857), son of Late Lokenath Bhattacharjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 84, B.T. Road, P.O. & P.S. Baranagar, Kolkata-700 090, hereinafter referred to as the

ATTORNEY:

SHAPING MINES & MINERALS PVT. LTD.

Kishore madnani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Dipanjan Bhattacharjee (Signature)
Director

ed that the Document is at
The Signature Sheet
endorsement sheets attached to this
are the part this Documents

Additional Reg
Assurances-IV,

22 MAY 2

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 (Previously known as Premises No 6, Tarapada Chakraborty Sarani) 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.

dated. 21/05/2024. A.R.A - W, Kolkata, Dec 8 w 7366/2024

- II. By a Development Agreement dated [.....] 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 the Other Part and registered with Additional Registrar of Assurances, (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.

- 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

SHAPING MINES & MINERALS PVT. LTD.

Kishore Madhavi (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Diparjan Bha Hechofer (Signature)
Director

Diparjan Bha Hechofer (Signature)

Diparjan Bha Hechofer (Signature)

through its designated partner, Dipanjan Bhattacharjee to act do and perform following acts deeds and things on his 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 his true and lawful Attorney, to act for his and also on his 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

SHAPING MINES & MINERALS PVT. LTD.

Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Dipanjan Bhattacharjee (Signature)
Director

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 Department, West Bengal Police, Environmental Department, and/or any other Competent authorities, as may be required.

10. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Fire Department, 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.

SHAPING MINES & MINERALS PVT. LTD.

Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Debarjan Bhattacharya (Signature)
Director

11. To pay fees for obtaining sanction in name of the 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.

SHAPING MINES & MINERALS PVT. LTD.

Kishore madmani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Aparajita Chatterjee (Signature)
Director

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.

SHAPING MINES & MINERALS PVT. LTD.

Kishore madmani
Director

SHAPING G2S PRIVATE LIMITED

Dipranjan Bhattacharjee
Director

21. To sign execute conveyance and/or conveyances in respect of and Owner's 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 Owner's and Developer's allocation.

24. To insure 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 Owner's 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

SHAPING MINES & MINERALS PVT. LTD.

Kishore madhani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Dipankar Bhattacharya (Signature)
Director

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.

SHAPING MINES & MINERALS PVT. LTD.

Kishore madmani (Signature)
Director

SHAPING G2S PRIVATE LIMITED

Dipharjan Bhatta Majhi (Signature)
Director

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 (Previously known as Premises No 6, Tarapada Chakraborty Sarani) 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 : 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

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:

1. *Saraj Kumar Pan*

2. *A. Mukherjee*
G. O. P. O. Stantant

SHAPING MINES & MINERALS PVT. LTD.

Kishore Madhani (S)

Director

SHAPING G2S PRIVATE LIMITED

Siparjan Bhatta Majhi

Director

Drafted by Accepted -
Tushit Banerjee

TUSHIT KUMAR BANERJEE
Advocate
Barasat Judges Court
Enrolment No. WB-794/98

DATED THIS DAY OF , 2024
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FROM

Shaping Mines & Minerals Pvt Ltd

TO

Shaping G2S Private Ltd



POWER OF ATTORNEY

ADDITIONAL REGISTERED
OF ASSURANCES IV, KOLKATA
22 MAY 2024
BAMURA PARTNERS
Nasiruddin Road
Park Circus
Kolkata 700017
mail@bamurapartners.com

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 MAY 2024



Major Information of the Deed

Deed No :	I-1904-07490/2024	Date of Registration	22/05/2024
Query No / Year	1904-8001271068/2024	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	21/05/2024 5:38:22 PM		
Applicant Name, Address & Other Details	SUJIT KR ROY 6, OLD POST OFFICE 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		
Stampduty Paid(SD)	Rs. 68,85,000/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a),) Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190407366/2024 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		68,85,000/-	Property is on Road , Project Name :
Grand Total :				7.425Dec	0 /-	68,85,000 /-	



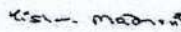


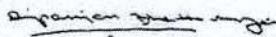
Principal Details :

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.:: AAxxxxx8C,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,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEWN ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: ABxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KISHORE MADNANI Son of Mr MITHU DAS MADNANI Date of Execution - 22/05/2024, , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office	Photo  May 22 2024 5:27PM	Finger Print  Captured LTI 22/05/2024	Signature  22/05/2024
SHAMIYANA,702 BLOCK-P,NE ALIPORE, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx5E,Aadhaar No Not Provided Status : Representative, Representative of : SHAPING MINES AND MINERALS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr DIPANJAN BHATTACHARJEE (Presentant) Son of Mr LOKENATH BHATTACHARJEE Date of Execution - 22/05/2024, , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office	Photo  May 22 2024 5:28PM	Finger Print  Captured LTI 22/05/2024	Signature  22/05/2024
FLAT NO.3,METROPOLITAN BUILDING,7,J.L.NEHRU ROAD, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx0P,Aadhaar No Not Provided Status : Representative, Representative of : SHAPING G2S PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KR 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	 22/05/2024	 Captured 22/05/2024	 22/05/2024
Identifier Of Mr KISHORE MADNANI, Mr DIPANJAN BHATTACHARJEE			

Transfer of property for L1

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 419702 to 419719
being No 190407490 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.31 15:55:02 +05:30
Reason: Digital Signing of Deed.

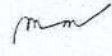
(Mohul Mukhopadhyay) 31/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

Endorsement For Deed Number : I - 190407490 / 2024

On 21-05-2024

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 68,85,000/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 22-05-2024

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

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

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

Presented for registration at 14:12 hrs on 22-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr DIPANJAN BHATTACHARJEE ,,

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

Execution is admitted on 22-05-2024 by Mr KISHORE MADNANI, DIRECTOR, 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

Identified by Mr SUJIT KR 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 Others

Execution is admitted on 22-05-2024 by Mr DIPANJAN BHATTACHARJEE, DIRECTOR, SHAPING G2S PRIVATE LIMITED, 651A,NEW ALIPORE,BLOCK-O, City:- Not Specified, P.O:- NEWN ALIPORE, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr SUJIT KR 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 Others

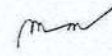
Payment of Fees

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 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 Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2892, Amount: Rs.100.00/-, Date of Purchase: 15/05/2024, Vendor name: M MITRA



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal