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

Additional Registrar
of Assurances II Kolkata

21 NOV 2025



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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DEVELOPMENT AGREEMENT

1. Date: 20th day of NOVEMBER, 2025
2. Place: Kolkata

3. PARTIES:

3.1. **JB COMIDA PRIVATE LIMITED (PAN AABCJ3223A), (CIN No. U15139WB2002PTC094342)** a company registered under The Companies Act 1956 (As Amended up to date) having its registered office at 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060 represented by its Directors **(1) SRI. JITESH TAHLANI (PAN No. AJFPT2826F), (AADHAR No. 912040714588) (Mobile No 9163888999)** S/o Sri Omprakash Tahlani, aged about- 35 years, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Flat No 4A, 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060, **(2) SRI. NAVIN TAHLANI (PAN No. ABVPT0544J), (AADHAR No. 493320752789) (Mobile No 9339902632)** S/o Sri Thakurdas Tahlani, aged about- 51 years, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Flat No 3A, 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060, hereinafter jointly called and referred to as the "**OWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

ESTELLA LIFESPACES (PAN AALFE6753D) a Partnership firm having its principal place of business at 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060, District - 24 Parganas South, represented by one of it's partner, namely **SRI BHARAT TAHLANI (PAN CONPT6333J) (AADHAR No. 904324330332)** son of Navin Tahlani, aged about- 20 Years by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at residing at 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060, 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 **OTHER PART.**

The Owner and the Developer collectively **Parties** and severally **Party.**

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

4. Subject Matter of Agreement:

4.1. Development:

Development and commercial exploitation of **ALL THAT** piece and parcel of land measuring 15 (fifteen) Cottahs 7(seven) Chittacks and 6(six) Square Feet, be the same or a little more or less, equivalent to 25 decimals, together with R.T structure standing thereon admeasuring 300 sq. ft. more or less, lying and situated in C.S. Dag No. 683, under C.S. Khatian No. 2233 of Mouza-Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Police Station-Behala, within the then South Suburban Municipality, now within the territorial limits of the Kolkata Municipal Corporation, District Sub Registration office at Alipore, Additional District Sub Registration office at Behala, District-South 24 Parganas, morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

5. Backgrounds. Representations and Warranties;

5.1. **Owner's Representations;** The Owner has represented and warranted to the Developer as follows:

5.1.1. **Ownership;**

WHEREAS by virtue of a registered Deed of Conveyance dated 22/2/2010 registered and recorded in the office of the District Sub Registrar-II, 24 Parganas South in Deed being no. 1541 for the year of 2010 Dipti Chowdhury and six others sold, transferred, alienated and conveyed the said property being **ALL THAT** piece and parcel of land measuring 15 (fifteen) Cottahs 7(seven) Chittacks and 6(six) Square Feet, be the same or a little more or less, equivalent to 25 decimals, together with R.T structure standing thereon admeasuring 300 sq. ft. more or less, lying and situated in C.S. Dag No. 683, under C.S. Khatian No. 2233 of Mouza-Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Police Station-Behala, within the then South Suburban Municipality, now within the territorial limits of the Kolkata Municipal Corporation, District Sub Registration office at Alipore, Additional District Sub Registration office at Behala, District-South 24 Parganas, morefully and particularly mentioned and described in the First Schedule hereunder written to the owner herein on the basis of such recitals, terms, conditions, consideration and lawful object as have been specifically mentioned in the said Deed Conveyance dated 22/2/2010.

AND WHEREAS subsequent to such purchase the owner herein duly mutated its name in the assessment rolls of the Kolkata Municipal Corporation under Assessee no 411311000371 and have been possessing the said property without any form of encumbrances and/or hindrances of any form whatsoever and accordingly the owner have got a building plan sanctioned from the appropriate authorities of the Kolkata Municipal

Corporation under building plan no BS plan no 2011140366 dated 15/12/2011.

5.1.2. **Absolute Entitlement:** In the manner stated above, the Owner herein became the full and absolute Owner of the Said Property. No person or persons other than the Owner herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof subject to the unauthorized occupants therein.

5.1.3. **Non Encumbrances:** The right, title and interest of the Owner in the said Property is free from all encumbrances whatsoever and the Owner **has** a good and marketable title thereto.

5.1.4. **No Requisition, Acquisition and Attachment:** The Owner confirms that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law for the time being in force and no notice or intimation about any such proceedings has been received or come to the notice of the Owner and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

5.1.5. **No Litigation:** The Owner confirms that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.

5.1.6. **Absolute Possession:** The said entire Property is in khas, vacant, peaceful and absolute possession of the Owner herein.

5.2. **Decision to Develop :** The Owner herein has decided to develop the said Property and construction of a multi storied Ownership building thereon together with various common service areas, amenities and facilities to be appended thereto the said Building through the Developer herein on the basis of the building plan sanctioned from the appropriate authorities of the Kolkata Municipal Corporation under building plan no BS plan no 2011140366 dated 15/12/2011.

5.3. **Background of the Developer :** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field and hence the authority to do the construction work.

5.4. **Offer of Development :** The Owner herein approached the Developer and made the above representations and requested the Developer to take up the development of the said Property.

5.5. **Reliance on Representations:** Relying on the representations of the Owner and upon verification the Developer herein has agreed to develop and commercially exploit the said Property by constructing the said Building comprising of Flats /Units/Commercial Spaces /Car Parking Spaces and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said Building in accordance with the building plan sanctioned from the appropriate authorities of the Kolkata Municipal Corporation under

building plan no BS plan no 2011140366 dated 15/12/2011 together with such additions/alterations etc as may be allowed by the said authority.

5.6. **Negotiations;** Discussions and negotiations have taken place amongst the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

6. Appointment and Commencement;

6.1. **Appointment and Acceptance;** The Owner doth hereby appoint the Developer as the exclusive Developer of the said Property and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owner doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the Developer's portion of the said Property by constructing the said Building and dealing with the same.

6.2. **Commencement and Tenure;** Consequent to such appointment and acceptance of appointment, this Development Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Development Agreement shall remain valid and in force till the date of development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed within the time as framed in the development agreement.

7. Owner's Consideration;

7.1. **Land Owner's Allocation:** : The Developer shall, at its own costs and expenses, construct, finish, complete and deliver to the Owners in habitable condition as per specification written hereunder in the **FOURTH SCHEDULE** in the following manner:-

Owner's allocation

with respect to G + 4 storied building will generally mean and include and entitled to

- a) Entire First, Second and Third floor consisting of three flats each in all such floors (a total of nine flats) located in the Block 1 and/or the Rear/back Block of the building to be constructed.
- b) Two numbers of flat 2 BHK each in the Fourth floor of the Block 1 and/or the Rear/back Block of the building to be constructed.
- c) 5 Nos. Car Parking located in the Block 1 and/or the Rear/back Block as mentioned in building plan no BS plan no 2011140366 dated 15/12/2011 and the space in between the entrance lobby, lift and the satire case located in the Ground floor of the Block 1 and/or the Rear/back Block to which the Owners shall have right to parking Cars
- d) Any construction beyond fourth floor i.e. beyond current building plan the Owner herein will be entitled to 40% share of additional space constructed over and above the existing building plan as mentioned in this Agreement.

The Owner's allocation is morefully and particularly mentioned in the **SECOND**

SCHEDULE written hereunder and hereinafter called and referred to as the "**Owner's allocation**".

The said allocated area of the Owners shall be completed and finished in all respect by the Developer at **his** own cost and expenses according to the sanctioned building Plan. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections, roof right and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property.

It is also settled that **save and except** the Owner's Allocation as described above, the other constructed area of the said building, will exclusively be treated as Developer's Allocation and the Land Owner / Owner shall have no claim whatsoever.

Also be it mentioned the Owners herein on receiving possession from the Developer herein will execute Gift Deed and or Partition Deed between themselves with respect to their allocation at their own costs and expenses and the Developer herein shall have no role to play.

7.2 **Original Documents:** All the original Documents in respect of the "**SAID PROPERTY**" will be handed over to the Developer by the Owner herein simultaneously on the execution and registration of the present Development Agreement and the Development Power of Attorney. The Developer will prepare a list of original documents, so received by it and hand over the same to the Owner the valid receipt thereof. Upon completion of the construction and upon delivery of the Owner's allocation to the Owners and after disposal of the Developer's allocation upon completion of construction, as per the terms specified in this Agreement, the Developer will cause return of the original documents so received by the Owners, to which the Owners will give valid discharge receipt in favour of the Developer.

8. Developer's Consideration:

8.1. **Developer's Allocation:** The Developer shall be fully and completely entitled to get the balance sanctioned / constructed area of the said proposed multi - storied Building after allocating the Owner's areas as per **Clause No. 7.1** stated above, comprised of the "**SAID PROPERTY**" and other common areas comprising of the said building and open spaces of the "**SAID PROPERTY**" (**Developer's Allocation**) morefully and particularly described in the **THIRD SCHEDULE**.

Any construction beyond fourth floor i.e. beyond current building plan the Owner herein will be entitled to 40% share of additional space constructed over and above the existing building plan as mentioned in this Agreement.

It is clarified that the Developer's Allocation shall include the proportionate

undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections, roof right and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property.

9. Possession:

9.1. **Full Possession:** The Owner herein shall hand over the symbolic possession of the **SAID PROPERTY** to the Developer on the date of execution of the present Development Agreement with Development Power of Attorney. It is pertinent to mention here that the building plan has already been sanctioned from the Competent Authority and on mutual understanding since January, 2025 all expenses regarding the construction of multi storied building thereat and all ancillaries thereat are solely borne by the Developer herein.

10. Powers and Authorities:

10.1. **Development Power of Attorney:** The Owner will be liable to grant to the Developer and/or its nominees 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 **Kolkata Municipal Corporation** and/or other authorities and construction of the said Building, booking and sale of the Developer's Allocation and all matters ancillary thereto, if there is any violation regarding the sanction of the Building Plan/Construction etc., the Owner shall not be responsible/answerable for that violation or deviation of norms. Be it mentioned as amicably decided between the Owners and Developer, the Owner hereby entrusts the Developer herein to be solely entitled as the signing Authority for obtaining the Sanctioned Building Plan/Additional/Revised/Extension/Modified Plan/application for Completion Certificate from the **Kolkata Municipal Corporation** and/or other authorities of the said property.

The Developer can mortgage the Developer's allocation in the new building to be constructed thereon, in favour of any Bank by deposit of title deeds of the said land / property (equitable mortgage) or by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developer and to further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security in terms of Section 18 and 19 of the Limitation Act. Provided however the mortgage to be created by the Developer shall be limited to the Developer's allocation and shall not extend to the allocation of the Owner and the loan so obtained shall only be utilised for this project and the Owner shall not be required to furnish any Guarantee for such loan.

10.2 **Further Acts:** Notwithstanding grant of the aforesaid powers and authorities, the Owner doth hereby undertake that **the Owner** will execute, as and

when necessary, further powers and authorities and all papers, documents, plans. for the purpose of development of the said Property. Also the Owners hereby covenant not to transfer, grant lease, mortgage and/or charge the Land or any portions thereof save in the manner envisaged by this Agreement.

11. Construction of the Project :

11.1. **Sanction of Plan:** The building sanction plan shall mean and include the building plan sanctioned from the appropriate authorities of the Kolkata Municipal Corporation under building plan no BS plan no 2011140366 dated 15/12/2011 including its Additional/Alteration/Revision/Extension/Modification etc.

11.2. **Construction of the Building:** The Developer shall, at its own costs and without creating any financial or other liability on the Owner, construct, erect and complete the said Building in accordance with the said building plan and as per the agreed specifications particularly mentioned and described in the **Fourth Schedule** hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners will have no responsibility in this context.

11.3. **Construction Time:** Subject to the Owners meeting all his obligations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed Building on the said Property within a period of **60 Sixty months** from the date of receipt of all approvals for construction of the said building as per the sanction plan as mentioned in clause 11.1 in these present. Further the developer shall reserve the right to extension period of **06 (six)** months only and the Developer shall hand over the complete habitable peaceful vacant possession of the Owner's Allocation to the Owner herein within the said stipulated time. The stipulated time above shall be the essence of the Agreement unless delay is caused by Force Majeure.

11.4. **Utilities:** The Developer shall at its own cost erect the said multi storied Building with pump, overhead reservoir, lift, permanent electric connection and the prospective Purchasers (collectively **Transferees**) of the Developer's allocation, excluding the Owners herein, of the apartments/spaces in the said Building (Units) shall pay the security deposits and other charges levied by **C.E.S.C. Ltd.** The Developer will not be liable to pay any charges levied by **C.E.S.C. Ltd.** after handing over the Owner's Allocation in any manner whatsoever. It is pertinent to mention here that security deposit of Owner's allocation will be paid by the Owners or its nominee.

11.5 **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity and drainage/sewerage. The cost of temporary connections of water, electricity and drainage/sewerage etc. will be paid by the Developer and the Owners shall not be responsible to pay the said expenditure in any manner whatsoever.

11.6. **Modification:** Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the **Kolkata Municipal Corporation** and/or any other concerned Authority or Authorities Rules **provided however** no alteration or modification shall be made in the Owner's Allocation without the consent of the Owners in writing subject to the Modification should not affect the Owner's Allocation.

11.7. **No Obstruction:** The Owners shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed Building beyond the scope of law.

11.8. **Sharing of Allocation:** The **Owner's allocation** will be marked with **RED**, the **Developer's allocation** will be marked with **BLUE** and the **Common areas** will be marked with **GREEN** in the plan and it is clearly understood by and between the parties to the present that apart for the allocation of the owner as specifically marked in the plan the owners shall not have any right and/or claim over any additional portions that may be constructed by the developer with the permission of the Kolkata Municipal Corporation upon altering and/or modifying the building plan as mentioned in Clause 11.1 of these present. Both the Parties shall sign and endorse the said demarcate photocopy of the Plan. The same procedure shall be followed for any amended or corrected Plan. Also if agreed Supplementary development agreement shall be executed in respect of the allocation of the Owner and the Developer.

12. Dealing with Units in the Building :

12.1. **Owner's Allocation:** Subject to the provisions of **Clause No. 7.1** above, the Owner shall be exclusively entitled to the Owner's Allocation and shall be entitled to transfer or otherwise deal with the Owner's Allocation in any manner the Owner deems appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owner's Allocation. It is however understood that the dealings of the Owner with regard to the Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation shall be subject to the provisions of this Development Agreement and Supplementary Development Agreement (if any) and the Developer shall not in any way interfere with or disturb the Agreement for Sale /sale/transfer and quiet and peaceful possession of the Owner's Allocation but subject to provisions of **Clause No. 7.1** of this Development Agreement.

12.2. **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the sale /transfer and quiet and peaceful possession of the Developer's Allocation. It is however understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However, any transfer of any part of the Developer's Allocation shall be subject to the provisions of this

Agreement and the Owners shall not in any way interfere with or disturb the sale /transfer and quiet and peaceful possession of the use of the Developer's Allocation but subject to provisions of **Clause No. 8.1** of this Agreement.

12.3. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owners, the Owners shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Deed or Deeds of Conveyance at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the said Development Agreement or by the Owners directly.

12.4. **Cost of Transfer:** The charges of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the Developer's Allocation and the Owners shall deal with its allocation.

12.5. **Common Documentation:** The Owner and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of common interest and concern, shall be uniformly adopted in the documentation.

12.6. Be it mentioned that on execution of registered Development Agreement and Development Power of Attorney thereafter wherever any documents, petitions and applications and whatsoever required to be signed by the Owners herein the same can be done either by one of the Directors herein or all the Directors or any authorized representative of the Owners herein.

13. Kolkata Municipal Corporation Taxes and Outgoings;

13.1. **Relating to Period prior to sanction of Plan:** All Municipal rates, taxes and other outgoings on the said Property relating to the period prior to signing of the present Development Agreement and Development Power of Attorney shall be borne, paid and discharged by the Owner only and in this regards the Developer shall have no liabilities in any manner whatsoever.

13.2. **Relating to Period After signing of Development Agreement:** As and from the date of signing of the present Development Agreement and Development Power of Attorney, the Developer shall be liable for Municipal rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the Owner's Allocation in total is given to the Owner and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for Municipal rates and taxes and all other outgoings

14. Possession and Post Completion Maintenance;

14.1. **Notice of Completion:** That after completion of the construction of the said

proposed building, the Developer shall handover peaceful vacant possession Owner's Allocation in terms of the Development Agreement, without any dispute.

14.2. **Possession Date and Rates;** On and from such date of signing of Development Agreement or deemed possession as afore stated (**Possession Date**), the Developer shall be liable for all taxes and rents payable to the municipal and State Authorities till the Owner's allocation is handed over to the Owners and on from the date of handing over the Owner's allocation to the Owners, the Owners shall be liable for proportionate rates of taxes and rents payable to the municipal and state authorities and the Developer shall be liable for the proportionate taxes and rents payable to the State and Municipal authorities in respect of the Developer's allocation after handing over the Owner's allocation to the Owners.

14.3. **Punctual Payment and Mutual Indemnity;** The Owner and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

14.4. **Maintenance;** The Developer shall frame a scheme for the management and administration of the said Building. The Owner hereby agrees to abide by all the rules and regulations to be framed by the Developer and the Transferees (**Association**), which shall be in charge of such management of the affairs of the said Building at it's sole discretion.

14.5 **Possession Letter** ; After completion of the Owner's Allocation in all respects the Developer will be responsible to handover the possession of the same with a Possession Letter thereof.

15. Common Restrictions;

15.1. **Applicable to Both;** The Owner's Allocation and the Developer's Allocation in the said Building shall be subject to the same restrictions as are applicable to the Ownership building, intended for common benefit of all unit Owners of the said Building, which shall include the following:

15.1.1. **No Illegal Activity;** No Transferees/Co-Owners/Occupants of the said Building shall use or permit to be used their Units or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.

15.1.2. **No Demolition;** No Transferees/Co-Owners/Occupants 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 Developer and/or the Association.

15.1.3. **No Transfer without Compliance;** Neither the Owner nor the Transferees shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees

shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces..

15.1.4. **Compliance with Rules;** The Owner and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

15.1.5. **Interior Maintenance;** The Owner and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/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.

15.1.6. **Validity of Insurance;** Neither the Owner nor the Developer or the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

15.1.7. **No Obstruction of Common Portions;** Neither the Owner 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.

15.1.8. **Cleanliness;** Neither the Owner 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.

15.2. **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 Owners and the Transferees shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon the Owner's Allocation and the Transferees Units and every part thereof.

16. **Owner's Obligations;** The Owners doth hereby covenant with the Developer as follows:

16.1. **No Obstruction in Dealing with Developer's Allocation;** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.

16.2. **No Obstruction in Construction;** Not to cause any interference or hindrance in the construction of the said Building or any part thereof.

16.3. **No Alteration of Structure;** Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said Building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owners shall be borne by the Owners or transferee.

16.4. **No Dealing with the Property;** Not to let-out, grant lease, mortgage and/or charge the Property or any portions thereof without the consent in writing of the Developer by the Owners till handing over possession of the Owner's Allocation by the Developer herein.

16.5. **Fulfilling Obligations;** To 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 Developer's Allocation.

16.6. **Marketable Title;** The Owners has a clear and marketable title to the said Property and every part thereof.

17. Developer's Obligations;

17.1. **Time of Completion;** The Developer hereby agrees and covenants with the Owner that subject to the Owner meeting all his obligations including those mentioned in the various sub-clauses of **Clause No.16** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within **(Sixty months) 60 months** from the date of receipt of all approvals for construction of the said building as per the sanction plan as mentioned in clause 11.1 in these present. Further the developer shall reserve the right to extension period of **06** (six) months. It is pertinent to mention here that if there is delay is owing to any litigation for concealing of facts regarding Ownership of the Property by the Owners thereby making it difficult on the part of the Developer to carry on with the construction where without settling such disputes the Developer be prevented to continue with construction, then the period of completion to be calculated accordingly and such litigation cost to be borne solely by the Owners herein.

17.2. **Completion Certificate;** The Developer shall be liable to apply for and obtain Completion Certificate on completion of construction of the said Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the **Kolkata Municipal Corporation or any authority** imposes any Additional Development Charge or other charge, then the Developer will pay it.

17.3. **No Violation of Law;** The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the rules applicable to construction of the said Building.

17.4. **No Obstruction in Dealing with Owner's Allocation;** The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.

18. Owner's Indemnity;

18.1. **Title:** The Owner have good and marketable title as per the recital of the present development agreement on as it where it basis and as verified by the Developer.

18.2. **Developer's Allocation:** The Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner doth hereby indemnify and agree to keep indemnified the Developer herein.

19. Developer's Indemnity:

19.1. **Third Party Claims:** The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said Building and/or for any defect therein or development of the said Property.

20. Miscellaneous:

20.1. **No Partnership:** The Owner and the Developer have entered into this Agreement purely as a contract basis to develop the proposed multi - storied building and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner.

20.2. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the said Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.

20.4. **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.

20.5. **Taxation:** The Owner shall not be liable for any other taxes levied by Revenue Authorities of India in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the **Developer** shall not be liable for any other taxes levied by the Revenue Authorities of India in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law.

20.6 No partnership

That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the

Developer's allocation as the Developer shall think fit and proper for the beneficial of his / their firm and also for these project.

21. PERIOD OF COMPUTATION

In the event the Developer fails and/or neglects to complete the construction of the said Building within the Stipulated Period, owing to any litigation arising out of right, title, interest of the Owners in the Said Property, then the Developer shall solely bear all the costs and clear such disputes and/or any suits or legal proceedings thereby making it difficult on the part of the Developer to carry on with the construction then the Developer shall be liable for the same and shall handle all the litigation and/or any suits or legal proceedings including the cost for the same and the Owner shall not be liable for the same. However the time period lapsed in dealing with any such litigation and/or suits or legal proceedings shall not be counted for the purpose of calculating the Period of Limitation for construction/development work as stated above and Developer shall be allowed 60 days in addition to the period which has lapsed due to such litigation and/or suits or legal proceedings to complete the construction/development work.

21.2. Restriction:

- (i) The Owners will not be liable to pay arrear **Municipality taxes and other outgoings** up to the date of execution of this Development Agreement.
- (ii) The Developer will solely be entitled to appropriate the total sale proceeds of the rubbish and debris and other broken materials which will be available and/or collected upon demolition of the existing building and/or structure thereon the said Property.

22. Force Majeure:

22.1. **Meaning of:** Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties (**Force Majeure**).

23.2. **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.

23. Arbitration:

23.1. **Arbitral Tribunal:** Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of sole arbitrator to be appointed as per the provisions of the Arbitration And Conciliation Act, 1996, as amended upto date.

23.2. **Mechanism and Procedure:** Language, procedure and type of award shall be decided by the Sole Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

24. Jurisdiction:

24.1. **Court:** In connection with the aforesaid arbitration proceedings, the Commercial Court having pecuniary and territorial jurisdiction shall have jurisdiction over the said Property and have the right to receive, entertain, try and determine all actions and proceedings.

25. Name of the building:

25.1. The name of the said proposed building will be christened solely by the Developer herein.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring 15 (fifteen) Cottahs 7(seven) Chittacks and 6(six) Square Feet, be the same or a little more or les, whereupon a partly two storied building standing thereon, measuring covered area 2250 Square Feet, be the same or a little more or less (covered area of the Ground Floor measuring 1500 Square Feet and covered area of the First Floor measuring 750 Square Feet), lying and situated in C.S. Dag No. 683, corresponding to R.S. Dag No. 683/2540, under C.S. Khatian No. 2233, corresponding to R.S. Khatian No. 7031 of Mouza-Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, lying and situated at and being Municipal Premises No. 37, Maharani Indira Devi Road, corresponding to mailing address 56/1, Maharani Indira Devi Road, Police Station- Behala, Kolkata-700 060, having Assessee No. 411311000371 within the limits of the Kolkata Municipal Corporation under Ward No. 131, Borough No. XIV, District Sub Registration office at Alipore, Additional District Sub Registration Office at Behala, together all right of easements, facilities and amenities and annexed thereto which is butted and bounded by :

ON THE NORTH: By 8-0" wide Common Passage;

ON THE SOUTH: By Premises of Radhika Roy, Dhiren Nath and K.L. Chowdhury;

ON THE EAST: By 30'-0" wide K. M. C. Road;

ON THE WEST: By land of Kishori Mohan Nath;

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNER'S ALLOCATION)

Owner's allocation will generally mean and include and entitled to

- a) Entire First, Second and Third floor consisting of three flats each in all such floors (a total of nine flats) located in the Block 1 and/or the Rear/back Block of the building to be constructed.
- b) Two numbers of flat 2 BHK each in the Fourth floor of the Block 1 and/or the Rear/back Block of the building to be constructed.
- c) Car Parking nos. 1, 2 , 3, 4 and 5 located in the Block 1 and/or the Rear/back Block as mentioned in building plan no BS plan no 2011140366 dated 15/12/2011 and the space in between the entrance lobby, lift and the satire case located in the Ground floor of the Block 1 and/or the Rear/back Block to which the Owners shall have right to parking Cars.

The said allocated area of the Owners shall be completed and finished in all respect by the Developer at **his** own cost and expenses according to the sanctioned building Plan. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage

connections, sewerage connections, roof right and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property.

It is also settled that **save and except** the Owner's Allocation as described above, the other constructed area of the said building, will exclusively be treated as Developer's Allocation and the LandOwners / Owners shall have no claim whatsoever.

Also be it mentioned the Owner herein on receiving possession from the Developer herein will execute Gift Deed and or Partition Deed between themselves with respect to their allocation at their own costs and expenses and the Developer herein shall have no role to play.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance sanctioned / constructed area of the said proposed multi - storied Building after allocating the Owner's areas as per **Clause No. 7.1** stated above, comprised of the "**SAID PROPERTY**" and other common areas comprising of the said building and open spaces of the "**SAID PROPERTY (Developer's Allocation)**", to be specific as follows:-

- a) Entire Block 2 and/or the Front Block of the building to be constructed.
- b) One 3 BHK each in the Fourth floor of the Block 1 and/or the Rear/back Block of the building to be constructed.
- c) Car Parking nos. 6,7 and 8 located in the Block 1 and/or the Rear/back Block as mentioned in building plan no BS plan no 2011140366 dated 15/12/2011.

It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections, roof right and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION FOR CONSTRUCTION)

BUILDING	R. C. C. frame structure with column beams
WALL - INTERNAL	Brick 5 inch thickness.
EXTERNAL	Thick brick 5 inch thickness.
DOOR	All be completed by flush door
WINDOWS	All window made of Aluminium channel with glass fitting and iron grills.

LIVING/DINING / BEDROOM	Vitrified tiles
KITCHEN	Granite slab with one stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
TOILETS	Hot and Cold water line provision with CPVC pipes. CP fittings including Health Faucet of Essco /Parryware /Hindware / similar . Sanitary ware with flush and basin of Essco /Parryware /Hindware / similar Pipes of Supreme /Ashirvad /Trufllo .
ELECTRICALS	a) Concealed copper wiring with modular switches of reputed brand. b) One Light and One fan point and TV point in Living room. c) One Light Point and one Fan Point in all bedrooms. d) One light point, One Fan point in all toilets. One Geyser point in common toilet. e) One appliance point and One light point in kitchen. g) One AC point at master bed room. h) One washing machine point and One light point at balcony. i) Modern MCBs branded.
INTERIOR FINISH	Putty over plastered walls
EXTERIOR FINISH	Quality Exterior Paint
LIFT FACILITY	Elevator from reputed brand.
WATER SUPPLY	24-hours uninterrupted water supply by Deep tube-well with pumping to overhead reservoir Tank.
	For any point other than specified should be charged extra reasonably and polycab electrical wiring and one Internet wiring and Cable wiring.

Though it is made clear that the decision of the Arichitect will be final for the specification of Construction

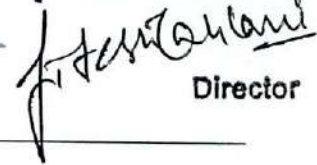
IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED. SEALED AND DELIVERED

by the **Owner** at Kolkata in the presence of :-

1. Aditi Chatterjee, Adv
High Court Calcutta
2. Sumit Saha
12/2, 6th floor office etc
Rm 70000/

J.B. COMIDA PVT. LTD.

J. T. 
Director

J.B. COMIDA PVT. LTD.

Naveen Talwar
Director

Signature of the Owners

SIGNED. SEALED AND DELIVERED

by the **Developer** at Kolkata in the presence of :-

1. Sumit Saha
2. Aditi Chatterjee, Adv
High Court Calcutta

For ESTELLA LIFESTYLE

Blaxat Tah
Partner

Signature of the Developer

Drafted by me as per the instructions of the parties hereto on good faith

Aditi Chatterjee

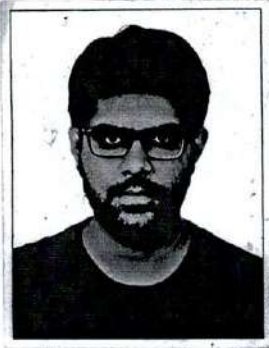
Advocate

High Court Calcutta

Encl No:- WB/2157/2010.

SPECIMEN FORM FOR TEN FINGERPRINTS

**Signature of the
executants/
presentants**



Adnan Tabbani



Nasir Tabbani



Bharat Tabbani

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



Estella Lifespaces

483, Raaj Enclave, Parnashree Pally, Kolkata-700 060 (W.B)
Mobile : 9339902632 E-mail : estellalifespaces@gmail.com

Date: 26th October, 2025.

PARTNERSHIP FIRM RESOLUTION

A meeting of the partners of **M/s Estella Lifespaces**, a partnership firm registered under the **Indian Partnership Act, 1932**, was held at its registered office in 483, Raaj Enclave Parnasree Pally, Kolkata 700060 on the October 26, 2025.

The following resolution was **unanimously passed**:

"RESOLVED THAT Mr. **Bharat Tahlani**, Partner of the firm, be and is hereby **authorised to represent, act, and sign** on behalf of the Partnership Firm in all matters pertaining to the firm's business and legal affairs, including but not limited to the following:

1. To appear, represent, and act before all courts of law (civil, criminal, or revenue), tribunals, quasi-judicial bodies, government departments, municipal authorities, registrars, and other public offices or statutory authorities within India, in connection with any matter concerning the firm;
2. To sign, execute, and deliver all types of agreements, deeds, contracts, memoranda, affidavits, declarations, undertakings, indemnities, and any other legal instruments or documents required for or in relation to the business of the firm;
3. To file applications, submissions, and representations before any government or semi-government body, and to receive and acknowledge any communications or notices on behalf of the firm;
4. To open, operate, and manage any bank accounts or records (where required for business or legal purposes) jointly or individually as may be necessary under his authority.

RESOLVED FURTHER THAT Mr. **Harshit Tahlani**, Partner of the firm, expressly **confirms and ratifies** the conferment of the above powers upon Mr. **Bharat Tahlani**, and authorises him to exercise all powers necessary to execute and implement this resolution.

RESOLVED FURTHER THAT this authorisation shall remain in full force and effect until revoked or modified by a subsequent written resolution passed by all partners of the firm.

For ESTELLA LIFESPACES

Partner

HARSHIT TAHLANI

For ESTELLA LIFESPACES

Partner

BHARAT TAHLANI



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



192025260346870338

GRN Details

GRN: 192025260346870338 Payment Mode: SBI Epay
GRN Date: 18/11/2025 20:47:46 Bank/Gateway: SBIEpay Payment Gateway
BRN: 8786534585712 BRN Date: 18/11/2025 20:48:03
Gateway Ref ID: 388642679 Method: State Bank of India WIBMO PG DC
GRIPS Payment ID: 181120252034687031 Payment Init. Date: 18/11/2025 20:47:46
Payment Status: Successful Payment Ref. No: 2002942501/7/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr HARSHIT TAHLANI
Address: 483, PARNASREE PALLY KOLKATA 700060
Mobile: 7980309911
Period From (dd/mm/yyyy): 18/11/2025
Period To (dd/mm/yyyy): 18/11/2025
Payment Ref ID: 2002942501/7/2025
Dept Ref ID/DRN: 2002942501/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002942501/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2002942501/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002942501/7/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 40820

IN WORDS: FORTY THOUSAND EIGHT HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1902-13506/2025	Date of Registration	21/11/2025
Query No / Year	1902-2002942501/2025	Office where deed is registered	
Query Date	31/10/2025 7:39:28 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ADITI CHATTERJEE HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291319136, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,79,05,634/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharani Indira Devi Road, , Premises No: 37, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	15 Katha 7 Chatak 6 Sq Ft		1,62,18,134/-	Width of Approach Road: 30 Ft.,
Grand Total :				25.4856Dec	0 /-	162,18,134 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2250 Sq Ft.	0/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2250 sq ft	0 /-	16,87,500 /-	



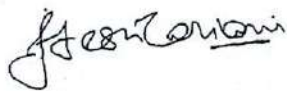





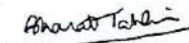
Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	J B Comida Private Limited 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx3a, 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	Estella Lifespaces 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Shri Jitesh Tahlani Son of Shri Omprakash Tahlani Date of Execution - 20/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	 Nov 21 2025 1:13PM	 Captured LTI 21/11/2025	 21/11/2025
483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ajxxxxxx6f, Aadhaar No: 91xxxxxxxx4588 Status : Representative, Representative of : J B Comida Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Shri Navin Tahlani (Presentant) Son of Shri Thakurdas Tahlani Date of Execution - 20/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	 Nov 21 2025 1:14PM	 Captured LTI 21/11/2025	 21/11/2025
483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: abxxxxxx4j, Aadhaar No: 49xxxxxxxx2789 Status : Representative, Representative of : J B Comida Private Limited (as Director)				
3	Name	Photo	Finger Print	Signature
	Shri Bharat Tahlani Son of Navin Tahlani Date of Execution - 20/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	 Nov 21 2025 1:15PM	 Captured LTI 21/11/2025	 21/11/2025
483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: coxxxxxx3j, Aadhaar No: 90xxxxxxxx0332 Status : Representative, Representative of : Estella Lifespaces (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Saha Son of Late Ashok Saha 12/2, Old Post Office Street, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	21/11/2025	21/11/2025	21/11/2025
Identifier Of Shri Jitesh Tahlani, Shri Navin Tahlani, Shri Bharat Tahlani,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	J B Comida Private Limited	Estella Lifespaces-25.4856 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	J B Comida Private Limited	Estella Lifespaces-2250.00000000 Sq Ft

Endorsement For Deed Number : I - 190213506 / 2025

On 21-11-2025

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 12:35 hrs on 21-11-2025, at the Office of the A.R.A. - II KOLKATA by Shri Navin Tahlani

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 1,79,05,634/-

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

Execution is admitted on 21-11-2025 by Shri Jitesh Tahlani, Director, J B Comida Private Limited, 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 by Shri Navin Tahlani, Director, J B Comida Private Limited, 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 by Shri Bharat Tahlani, Partners, Estella Lifespaces (Partnership Firm), 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- , I = Rs 55.00/- , M (a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2025 8:48PM with Govt. Ref. No: 192025260346870338 on 18-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 8786534585712 on 18-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 127819, Amount: Rs.100.00/-, Date of Purchase: 04/08/2025, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2025 8:48PM with Govt. Ref. No: 192025260346870338 on 18-11-2025, Amount Rs: 39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 8786534585712 on 18-11-2025, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

