

15349/2025

2-13522/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AX 060568

21/11/25

8/3151113/2025

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

Additional Registrar
of Assurances II Kolkata

21 NOV 2025



DEVELOPMENT POWER OF ATTORNEY

After registered Development Agreement

WE, 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, jointly, hereinafter referred to as the **"GRANTOR"**, do hereby nominate, constitute and appoint, **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 partners, 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 483, Parnashree Pally, Raaj Enclave, District:- 24 Parganas South, PO & PS- Behala, Kolkata- 700060, to act as our Attorney in our name and on our behalf to do inter alia several acts, deeds and things (as mentioned hereunder) relating to our 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 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, 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, more fully and particularly described and mentioned in the 'Schedule' hereunder written and each and every part thereof.

WHEREAS :

A. The Grantor (also hereinafter called the Owner wherever the context so allows), is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **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, 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, (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said property').

B. The Owner herein is desirous of constructing, erecting a new building and commercially exploiting by developing the said property and/or parts or portions thereof consisting several self contained flats, apartments, units and constructed spaces and other common parts and portions to be comprised therein and also to dispose of the other parts or portions of the said lands and/or property to various Intending Purchasers on ownership basis (hereinafter referred to as 'the new building') and accordingly the Owner has entered into a Development Agreement

with **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, and such Agreement dated 20/11/2025 has been registered at the Office of the ARA - II, KOLKATA, being No. 13506 for the year 2025.

C. In terms of the said Development Agreement dated 20/11/25 the Owner herein hereby intend to nominate and appoint **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 referred to as the **said ATTORNEY**, for the aforesaid purpose of Development at the said property.

NOW KNOW AND THESE PRESENTS WITNESS that WE, **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, jointly, hereinafter referred to as the “GRANTOR”, do hereby nominate, constitute and appoint, **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, as our true and lawful attorney and in our name and in our place and stead to do the following acts and deeds and things in respect of our said property, that is to say :-

1. To hold and retain possession of the said property during the period of Development work at the said property.
2. To demolish the existing building and/or structures of the said property and/or lands and to appropriate all debris arising from such demolition.
3. To execute any Agreement for Sale or any other Agreement (and also subsequent confirmations, rectifications, modifications thereof) in respect of those portions of the said property and/or lands which come under the purview of the Developer's allocation as mentioned in the registered Development Agreement dated 20/11/2025 or any part or portion thereof as the said Attorney in its absolute discretion may desire or deem fit and to present the same for registration with the Addl. Registrar / Sub-Registrar, District Registrar, Addl. District Sub Registrar, Registrar of Assurances, Kolkata, and further to admit the execution thereof under the Indian Registration Act, 1908, as the said Attorney may desire or deem fit and proper.
4. To appear and represent me before any Notary Public, Addl. Registrar, Sub-Registrar, District Sub-Registrar, Addl. District Sub-Registrar, District Registrar, or Registrar of Assurances, Metropolitan Magistrate and other officer and/or

Navin Tahlani

Bharat Tahlani

officers, Authority or Authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and admit execution and register or have registered and perfected all such deeds, instruments, writings and/or any affidavit or declaration confirming our marketable title, executed and signed by my said Attorney concerning the said property and/or lands or any part or portion thereof. To mortgage the Developer's allocation for obtaining loan from any financial institution for carrying on the developmental works.

5. To amalgamate the "**SAID PROPERTY**" on our behalf and apply for obtaining the Sanctioned Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the Kolkata Municipal Corporation and/or other authorities of the said property and for the aforesaid purpose to sign and execute all applications, papers and documents as may be necessary and/or required from time to time.

6. To submit to the Kolkata Municipal Corporation and all Revenue Authorities, Calcutta Electric Supply Corporation (CESC) or the competent authority appointed under various relevant statutes of the Government of West Bengal and/or India and all its/their departments and other concerned authorities in accordance with the laws for the time being in force, bye-laws, rules and regulations, such plans of the said property and/or lands or any part or portion thereof and/or of the building or buildings proposed to be constructed on the said property and/or lands and for the purpose of all matters connected with the development or the said property and/or lands inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed constructions of new building and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities, etc. as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and/or sanction and further for amending and/or revising of the said plans or other documents thereof and for issue of necessary permissions or clearances for and in respect of development of the said property and/or lands and the proposed construction of new building and buildings thereon and for occupation and part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply,

drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.

7. To pay fees, obtain sanctions and/or approvals/consents and such other orders and/ or permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities.
8. To make all necessary applications or pursue and follow up all such applications already made and/or to be hereafter made to the competent authorities under various statutes and for obtaining the further or additional or consequential NOCs / permissions under the said statutes including extensions, revisions, modifications, amendments clarifications, reviews and to make such other applications and take all necessary steps in connection thereto.
9. To apply to the various statutory authorities, including the Kolkata Police, Fire Brigade and other authorities for Completion Certificate and to obtain all sanctions and permissions for drainage sewerage water, tube-well, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.
10. To appoint and engage architects, engineers, valuers and surveyors and contractors as may be required from time to time and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees.
11. To obtain and give rights of way, access, right to lay drains, water mains, electric cables, telephone, fax lines, and telegraph cables, etc. under ground and over head (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.

12. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the said property and/or land or any part or portion thereof and for completion of transaction in respect of the said property and/or land and/or any part or portion thereof in favour of the various Intending purchasers or their nominee and/or nominees of the Flats/Units/ Apartments/Constructed Spaces / Office Spaces / Showrooms /Car-Parking Spaces and / or commercial spaces in the proposed New Building at the said property and/ or land as the said Attorney may desire, in respect of the portions forming part of the Developer's Allocation.

13. To commence, carry out and complete and/or cause to be commenced carried out and completed the proposed construction work on the said property and/or land or any part or portion thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all applicable rules and regulations which are made by the Government of West Bengal or India and/or Police Authorities and/or other competent authorities for the time being are strictly observed and apply for and obtain occupation certificate/s from the South Dum Dum Municipality and for that purpose/s to do all acts and deeds and things as the said attorney may desire or deem fit.

14. To receive and realize and collect all moneys which may become payable in respect of any flats/units/apartments/constructed spaces/car parking spaces agreed to be sold and to give effectual receipts in respect of the portions forming part of the Developer's Allocation.

15. To execute the Deeds of Conveyance in respect of the remaining part or portion of the said premises (apart from the Owners' Allocations) and to receive and collect all moneys in respect of the portions forming part of the Developer's Allocation.

16. To sign, execute and deliver any conveyance or conveyances with regard to the said property or part thereof in favour of any intending Purchaser/s and further to accept part or full consideration money in connection therewith, in respect of the portions forming part of the Developer's Allocation.

17. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or part thereof, in respect of the portions forming part of the Developer's Allocation.

18. To present any such conveyance or conveyances for registration to admit execution before the Registrar or Sub-Registrar, Registrar of Assurances, Kolkata and/or in any office having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or part thereof unto the Purchaser/s as fully and effectually in all respect as I could do the same myself, in respect of the portions forming part of the Developer's Allocation only subject to prior delivery of owner's allocation unto the owners.

19. AND GENERALLY to do all such other acts deeds matters and things relating to or concerning the said property and/or the new building and to sign all letters correspondences and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done executed or performed in connection with or in relation to the said property and/or the new building lawfully and effectually to all intents and purposes as the Owner (myself) could do if personally present and did the same it being its intent and desire that all matters and things respecting the same shall be under the full management and directions of our said attorney and ALL and whatsoever our said attorney shall lawfully do or cause to be done in or about the said property the owners do hereby for myself and my respective successors allow ratify and confirm.

20. And ourselves the owner do hereby agree to ratify and confirm all and whatsoever acts which our said attorney may do or cause to be done by virtue of these presents and the same shall be binding upon me to the same extent and in the same manner as if the same are done by me and personally present, so far as it relates to the development of the said property in terms of the registered Development Agreement dated 20/11/2025.

Naveen Tolani

Blavat Tabb

BE IT NOTED THAT this Power of Attorney is revocable in nature by the consent of both the parties.

BE IT NOTED THAT this Power Of Attorney is executed in terms of and in connection with the registered Development Agreement dated 20/11/2025 which has been registered at the Office of the ARA - II, Kolkata and being No. 13506 for the year 2025.

SCHEDULE
(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, 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;

Narain Tibrewa

Narain Tibrewa
Sharat Toller

IN WITNESS WHEREOF WE, JB COMIDA PRIVATE LIMITED represented by its Directors (1) **SRI JITESH TAHLANI** and (2) **SRI NAVIN TAHLANI** have hereunto set and subscribed our hand and seal on this the 20th day of November 2025, in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.
SIGNED AND DELIVERED at Kolkata
 in the presence of :

1. Aditi Chatterjee, Adv
 High Court Calcutta

J.B. COMIDA PVT. LTD.

Jitesh Tahlani
 Director

J.B. COMIDA PVT. LTD.

Navin Tahlani

EXECUTANT
 Director

2. Sumit Sahu
 12/2, 6-18 9024 8750000
 KOL-700001

For ESTELLA LIFESPAC

Bharat Tahlani
 Partner

ATTORNEY

Drafted and identified in my chamber,
 at the instructions of
 the parties hereto -

Aditi Chatterjee
 Advocate

High Court Calcutta
 Enrol :- WB/2157/2010

SPECIMEN FORM FOR TEN FINGERPRINTS

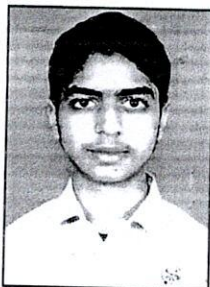
Signature of the
executants/
presentants



J. K. Chauri



Naveen Tabbani



Bharet Tabbani

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



THE MUNICIPAL CORPORATION OF CHENNAI
MUNICIPAL ASSESSMENT BOOK

LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street	Owner Name :	Person Liable To Pay Tax	Address:	Is Heritage	Is Pond
411311000371	131	14	37	10	MAHARANI INDIRA DEBI ROAD	J. B. COMIDA PVT.LTD.		483 PARANASREE PALLY P.S. BEHALA, KOLKATA	N	N

Area Details: Dag No.- Khatian No.- Mouza- Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
2	D.H.		2250		Cottah:15 Chatak:07 SqFt:SQFT 06							1/2017

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
6000	ARV	20.00	20/04/2006	01/07/2001	300.00	300.00	3.75	0	50.0	0.00	304.00	15.20	289	2/2001
40110	ARV	40.0	04/09/2024	01/10/2010	4011.00	4011.00	25.07	0	50.0	0.00	4036	201.80	3834	3/2010
44120	ARV	40.00	04/09/2024	01/01/2017	4412.00	4412.00	27.58	0	50.0	0.00	4440.00	222.00	4218	4/2016
44120	ARV	40.0	04/09/2024	01/01/2017	4412.00	4412.00	27.58	0	50.0	0.00	4440	222.00	4218	4/2016
2527780.00	UAA	20.00	04/09/2024	01/04/2017	5328.00	5061.60	33.10	0	0	0	5328.00	266.40	5062	1/2017

Major Information of the Deed

Deed No :	I-1902-13522/2025	Date of Registration	21/11/2025
Query No / Year	1902-8003151113/2025	Office where deed is registered	
Query Date	21/11/2025 1:01:55 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		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,79,05,634/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 284/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190213506/2025 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			Bastu	15 Katha 7 Chatak 6 Sq Ft		1,62,18,134/-	Width of Approach Road: 30 Ft., , Project Name :
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 /-	



















Principal Details :




Sl 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 , PAN No.:: aaxxxxxx3a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

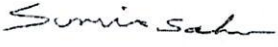
Sl No	Name,Address,Photo,Finger print and Signature
1	Estella Lifespaces 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: aaxxxxxx3d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td> Nov 21 2025 1:13PM</td><td> Captured LTI 21/11/2025</td><td> 21/11/2025</td></tr></table>	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, , PAN No.: ajxxxxxx6f,Aadhaar No Not Provided Status : Representative, Representative of : J B Comida Private Limited (as Director)		
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									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td> Nov 21 2025 1:14PM</td><td> Captured LTI 21/11/2025</td><td> 21/11/2025</td></tr></table>	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, , PAN No.: abxxxxxx4j,Aadhaar No Not Provided Status : Representative, Representative of : J B Comida Private Limited (as Director)		
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									

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		 Captured	
Nov 21 2025 1:15PM	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, , PAN No.:: coxxxxxx3j,Aadhaar No Not Provided 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:- Kolkata, 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 - 190213522 / 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 13:07 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

Indetified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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

Indetified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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, 483, Parnashree Pally, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Sumit Saha, , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

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 92301, Amount: Rs.100.00/-, Date of Purchase: 30/06/2025, Vendor name: S Dey

17/11/25

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

