

25/5/2026

26/5/2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL NO - 8000528444/26 AY 342466

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

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

24 FEB 2026

**POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

MD. SHAMIM AKHTAR (PAN BTHPA9364E), son of Late Year Mohammad, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Hatiara Gate, Post Office- Hatiara, Police Station- New Town now Eco Park, District – North 24 Parganas, Kolkata – 70015, hereinafter after referred to as the **PRINCIPAL** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns of the **FIRST PART**;

692388

A. K. Dey
Advocate

High Court, Calcutta

NAME _____
ADD _____
Rs. _____
- 2 DEC 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. 6/1
S.B.S. K.S.P. 1/1

- 2 DEC 2025

- 2 DEC 2025



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 FEB 2026

AND

NI AXIS REALTY PRIVATE LIMITED (PAN AALCN0479J), a Company within the meaning of The Companies Act, 1956/2013 having its registered office at Hatiaara, Pir Saheb More, Post Office- Hatiaara, Police Station- Rajarhat, Kolkata- 700135, represented by its Director , **Mohamad Mokim Sardar (PAN - AXHPS1295H)**, son of Late Haji Mohammad Majid Sardar, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at Hatiaara Sheriff, P.O. – Hatiaara, P.S. – Newtown, Kolkata – 700157, District - North 24 Parganas, **Md Imraj Sardar (PAN – HFPPS3822M)**, son of Mohd Arif, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at Hatiaara Gote , Gate No 1 P.O. – Hatiaara, P.S. – Newtown, Kolkata – 700157, District - North 24 Parganas **Rajjak Mondal (PAN – AIKPM 0098C)**, son of Rauf Ali Mondal, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at Hatiaara P.O. – Hatiaara, P.S. – Newtown, Kolkata – 700157, hereinafter referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**;

Md Mokim Sardar
Rajjak Mondal
Imraj Sardar

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

1. Background

Ownership of the Grantor : The Grantor is the Owner of **ALL THAT** piece and parcel of Bastu land measuring an area of **6.8681 Decimal** equivalent to **04 Cottah 02 Chittack 27 Square Feet** more or less out of 08 Decimal equivalent to 04 Cottah 13 Chittack 27 Square Feet more or less, comprising in **R.S. & L.R. Dag No.1342** under L.R. Khatian No.3939, corresponding to **L.R. Khatian No.21054** (recorded in the name of the Owner herein) lying and situated at **Mouza – Hatiaara**, J.L. No.14, Re. Su. No.188, Touzi No. 160-162, 3, **Police Station – Rajarhat (now New Town)**, within the local limits of Rajarhat Gopalpur Municipality now **Bidhannagar Municipal Corporation**, under **Ward No.19, Now 13, Sardar Para (Hatiaara)**, District- **North 24 Parganas, Kolkata-**



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700157, Nearest Road- Sardar Para (Hatiara) On the north : by R.S & L.R. Dag No.1343 ; On the east: by R.S. & L.R.Dag No.1337; On the south : By R.S. & L.R. Dag No.1341; on the west : By 12' -0" wide Road; more fully described in the **Schedule** below.

Said Development Agreement: The Grantor have entered into a Development Agreement (**Said Development Agreement**) on 24/02/26 was duly registered before the Office of A.R.A - IV and recorded in Book No.I, Volume No....., Pages from ...X..... to ...X..... being No 2623 for the year 2026 with the Attorney herein, i.e, represented by its Director, **Mohamad Mokim Sardar (PAN - AXHPS1295H)**, son of Late Haji Mohammad Majid Sardar, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at Hatiara Sheriff, P.O. – Hatiara, P.S. – Newtown, Kolkata – 700157, District - North 24 Parganas, for development of the Said Property by constructing ready to use new residential cum commercial multi-storied buildings (**New Buildings**) on the Said Property [**Project**] in the manner and on the terms and conditions contained in the Said Development Agreement.

1.1 Powers Pursuant to Said Development Agreement: The Said Development Agreement provides that the Grantor shall grant all powers and authorities to the Developer and/or its nominees for doing all things needful for construction of the Project by construction of new residential or new residential cum commercial multi-storied building/s thereon and for booking and sale of the units belonging to Developer's Allocation, morefully mentioned in the Said Development Agreement and the Power of Attorney shall be effective and in force till the entire Developer's Allocation is sold, transferred and registered in the name of third parties.

1.2 Reason for Granting of Powers: Under the Said Development Agreement, it has been agreed that the Grantor shall grant a Power of Attorney to the Attorney and/or its nominees. Accordingly, the Grantor are granting certain powers and authorities to the Attorney, by this Power of Attorney.



[Handwritten signature]

ADMD REGISTRAR
OF ASSURANCES, KOLKATA
24 FEB 2026

2.0 Subject Matter of Power of Attorney

- 2.1 **Conversion:** Powers and authorizations to cause conversion of the Said Property.
- 2.2 **Urban Land Ceiling Clearance:** Powers and authorizations to cause Urban Land Ceiling Clearances of the Said Property.
- 2.3 **Sanction of Building Plans:** Powers and authorizations for preparation, submission and sanction/revalidation/modification/alteration of the Plans (**Building Plans**) of the New Buildings on the Said Property by the Bidhannagar Municipal Corporation and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited, CESC, etc. (collectively **Planning Authorities**).
- 2.4 **Construction of New Buildings:** Powers and authorizations for construction of the New Buildings in terms of the Said Development Agreement.
3. **Sale:** Powers and authorizations for sale of the Developer's Allocation as mentioned in the Said Development Agreement.
4. **Appointment**
 - 5.1 **Hereby Made:** The Grantor hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantor , wherein the partners of the Attorney may either jointly or severally do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor .



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES - Y, KOLKATA
24 FEB 2026

6. Powers and Authorizations

- 6.1 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining amalgamation of the Said Property with other adjacent property in the name of the Grantor from the concerned authority and to pay fees, costs and charges for that purpose.
- 6.2 **Supervise and Manage:** To supervise, manage and administer the Said Property and for the purpose do all acts, deeds and other things appropriate.
- 6.3 **Day to Day Management:** To do all acts, deeds and things as may be necessary for day to day management, maintenance and upkeep of the Said Property.

Watch and Ward: To employ and appoint watchmen, guards and other security personnel at the Said Property.

- 7.3 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under **(1)** West Bengal Land Reforms Act, 1955 **(2)** West Bengal Town And Country (Planning And Development) Act, 1979 and **(3)** Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.4 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 FEB 2026

conversion of the Said Property to residential and/or residential cum commercial and thereafter paying fees and charges for the same.

- 7.5 **Sanction of Building Plans:** To cause the building plan to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified/altere d/revised/re-validated by the Planning Authorities and to pay fees, costs and charges for such sanction/ modification/ alteration/ revision/ re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the Planning Authorities.
- 7.6 **Raising of Funds:** To mortgage the built up area of the new buildings under the Developer's Allocation either in part or in full to obtain construction loan strictly for the purpose of successfully completing the Project, as mentioned in the Said Development Agreement. The Developer shall not mortgage the Owners' Allocation.
- 7.7 **Dealing with Authorities:** To deal with all authorities, obtain regulatory clearances from concerned department, sanction / modification / alteration / revision /re-validation of the Building Plans, obtain drainage connection, water connection and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements,



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB 2026

undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with mutation, conversion, and amalgamation of the Said Property, obtaining regulatory clearances from ULC department, sanction/ modification/ alteration/revision/ re-validation of the Building Plans, obtaining drainage connection, water connection and certificate and changing of the records with regard to the nature/classification of the Said Property after conversion and obtain all permissions and clearances as may be required for the same.

- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required to enforce all powers and authorities contained herein.
- 7.11 **Acceptance of Papers:** To accept notices and service of papers from the Kolkata Municipal Corporation, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.12 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.13 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of New Buildings on the Said Property.
- 7.14 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New



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Buildings on the Said Property, in accordance with the Development Agreement.

- 7.15 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantor .
- 7.16 **Negotiation and Sale:** To negotiate for sale and to sell the entirety or any part or portion or proportionate share of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement, on such terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, deeds and conveyances in this regard.
- 7.17 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement and acknowledge receipt of payments.
- 7.18 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements, deeds and conveyances for sale of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement.
- 7.19 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements, deeds and conveyances as aforesaid.



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
24 FEB 2026

- 7.20 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor are now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.21 AND that in case of death of any executants, the powers and authority hereunder given shall remain in force howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorney to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.
- 7.22 AND the said Attorney either severally or jointly shall do all acts, deeds and things concerning the authorities hereby granted in respect of the said Property which we my selves could have done lawfully under our hands and seals if personally present. AND further we hereby declare that we shall not do anything inconsistent with the Power of Attorney AND THAT all such acts, deeds and things done or to be done by the said Attorney singly or jointly shall be deemed to have been done by us binding my selves as our acts and actions.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
24 FEB 2026

7.23 AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the said premises aforesaid.

7.24 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

8. Ratification:

8.1 **Hereby Made:** The Grantor hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney AND it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorneys shall be and are duly authorized by the other surviving Principals to act on the basis of the powers hereby granted and the legal heirs of the deceased principal shall be bound by the terms of the Development Agreement

First Schedule

ALL THAT piece and parcel of Bastu land measuring an area of **6.8681 Decimal** equivalent to **04 Cottah 02 Chittack 27 Square Feet** more or less out of 08 Decimal equivalent to 04 Cottah 13 Chittack 27 Square Feet more or less, comprising in **R.S. & L.R. Dag No.1342** under L.R. Khatian No.3939, corresponding to **L.R. Khatian No.21054** (recorded in the name of the Owner herein) lying and situated at **Mouza – Hatiara**, J.L. No.14, Re. Su. No.188, Touzi No. 160-162, 3, **Police Station – Rajarhat (now New Town)**, within the local limits of Rajarhat Gopalpur Municipality now **Bidhannagar Municipal Corporation**, under **Ward No.19, Now 13, Sardar Para (Hatiara)**, District- **North 24 Parganas, Kolkata-700157**, **Nearest Road- Sardar Para (Hatiara)**, which is butted and bounded in the manner as follows :

ON THE NORTH : By R.S & L.R. Dag No.1343 ;

ON THE EAST : By R.S. & L.R.Dag No.1337;

ON THE SOUTH : By R.S. & L.R. Dag No.1341;

ON THE WEST: By 12' -0" wide Road;

Mid. Shamir Akhtar
21/03/2020
For

Mid. Shamir Akhtar



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 FEB 2026



Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19048000528444/2026	Serial No/Year	1904002515/2026
Transaction Id	0000486812	Date of Receipt	24/02/2026 2:41PM
Deed No / Year	I - 190402635 / 2026		
Presentant Name	MD MOKIM SARDAR		
Principal	MD SHAMIM AKHTAR		
Attorney	NI AXIS REALTY PRIVATE LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 46,08,752/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 284/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge		Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402623/2026		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	692388	02/02/2025	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	284/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 634/-**

(Saurav Roychowdhury)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals on this the day, month and year first above written Date 24th February 2026.

SIGNED, SEALED & DELIVERED by the
OWNER ABOVENAMED in the presence of

Witnesses:

1. Ranjan Roy
Nisargan Pathy
KOL-700070

Md. Shamim Akhtar

2. Ganesh Das
18, P. B. Lane
KOL-09

SIGNED, SEALED & ACCEPTED by the
ATTORNEY in the presence of

Witnesses:

1. Ranjan Roy

NI AXIS REALTY PRIVATE LIMITED
Md Mokim Sander

Director

2. Ganesh Das

NI AXIS REALTY PRIVATE LIMITED
Amberj Sander

Director

NI AXIS REALTY PRIVATE LIMITED

Prasanna Sander

Director

Readover and Explain in

Bengali and Drafted by me
Plaban Basu

Plaban Basu

Advocate

High Court, Calcutta

Enroll No.-WB/604/2013



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 FEB 2026

SPECIMEN FORM FOR TEN FINGERS PRINT

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ADDITIONAL REGISTRAR
OF ASSURANCES - S-IV, KOLKATA
24 FEB 2026

DATED THIS THE 24th DAY OF February 2026

FROM

MD. SHAMIM AKHTAR

..... PRINCIPAL

AND

NI AXIS REALTY PRIVATE LIMITED.

.. ATTORNEY

POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

Major Information of the Deed

Deed No :	I-1904-02635/2026	Date of Registration	24/02/2026
Query No / Year	1904-8000528444/2026	Office where deed is registered	
Query Date	24/02/2026 2:03:50 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A K SAHA 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 46,08,752/-		
Stampduty 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]:- 190402623/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

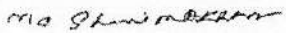
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, , Ward No: 13 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1342	LR-21054	Bastu	Bastu	4 Katha 2 Chatak 27 Sq Ft		45,78,752/-	Property is on Road , Project Name :
Grand Total :					6.8681Dec	0 /-	45,78,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name MD SHAMIM AKHTAR Son of YEAR MOHAMMAD Executed by: Self, Date of Execution: 24/02/2026 , Admitted by: Self, Date of Admission: 24/02/2026 ,Place : Office	Photo  24/02/2026	Finger Print  Captured LTI 24/02/2026	Signature  24/02/2026
HATIARA GOTE, City:- , P.O:- HATIARA PS NOW ECO PARK, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BTxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2026 , Admitted by: Self, Date of Admission: 24/02/2026 ,Place : Office				

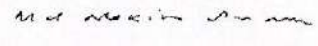
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	NI AXIS REALTY PRIVATE LIMITED 299/38, HATIARA PIRSAHEB MORE, City:- , P.O:- HATIARA PS NOW ECO PARK, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

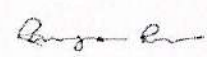
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name MD IMRAJ SARDAR Son of MOHD ARIF SARDAR Date of Execution - 24/02/2026, , Admitted by: Self, Date of Admission: 24/02/2026, Place of Admission of Execution: Office	Photo  Feb 24 2026 2:38PM	Finger Print  Captured LTI 24/02/2026	Signature  24/02/2026
HATIARA GOTE 1 NO GATE, City:- , P.O:- HATIARA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: HFxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NI AXIS REALTY PRIVATE LIMITED (as DIRECTOR)				
2	Name RAJJAK MONDAL Son of RAUF ALI MONDAL Date of Execution - 24/02/2026, , Admitted by: Self, Date of Admission: 24/02/2026, Place of Admission of Execution: Office	Photo  Feb 24 2026 2:39PM	Finger Print  Captured LTI 24/02/2026	Signature  24/02/2026

PURBAPARA, City:- , P.O:- HATIARA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NI AXIS REALTY PRIVATE LIMITED (as DIRECTOR)

3	Name	Photo	Finger Print	Signature
	MD MOKIM SARDAR (Presentant) Son of MD MAJID SARDAR Date of Execution - 24/02/2026, , Admitted by: Self, Date of Admission: 24/02/2026, Place of Admission of Execution: Office		 Captured Feb 24 2026 2:38PM	 24/02/2026
	HATIARA 30C MAIN ROAD, HATIARA SARIF, City:- , P.O:- HATIARA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AXxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NI AXIS REALTY PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN ROY Son of Late RANJIT ROY , NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	24/02/2026	24/02/2026	24/02/2026
Identifier Of MD SHAMIM AKHTAR, MD IMRAJ SARDAR, RAJJAK MONDAL, MD MOKIM SARDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MD SHAMIM AKHTAR	NI AXIS REALTY PRIVATE LIMITED-6.86812 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MD SHAMIM AKHTAR	NI AXIS REALTY PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, , Ward No: 13 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1342, LR Khatian No:- 21054	Owner:মহঃ সামিম আখতার , Gurdian:ইয়ার মহশ্বাদ, Address:হাতিয়ারা নিউটাউন , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190402635 / 2026

On 24-02-2026

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 12:30 hrs on 24-02-2026, at the Office of the A.R.A. - IV KOLKATA by MD MOKIM SARDAR ,.

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 46,08,752/-

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

Execution is admitted on 24/02/2026 by MD SHAMIM AKHTAR, Son of YEAR MOHAMMAD, HATIARA GOTE, P.O: HATIARA PS NOW ECO PARK, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Mr RANJAN ROY, , , Son of Late RANJIT ROY, , NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

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

Execution is admitted on 24-02-2026 by MD IMRAJ SARDAR, DIRECTOR, NI AXIS REALTY PRIVATE LIMITED, 299/38, HATIARA PIRSAHEB MORE, City:- , P.O:- HATIARA PS NOW ECO PARK, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr RANJAN ROY, , , Son of Late RANJIT ROY, , NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 24-02-2026 by RAJJAK MONDAL, DIRECTOR, NI AXIS REALTY PRIVATE LIMITED, 299/38, HATIARA PIRSAHEB MORE, City:- , P.O:- HATIARA PS NOW ECO PARK, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr RANJAN ROY, , , Son of Late RANJIT ROY, , NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 24-02-2026 by MD MOKIM SARDAR, DIRECTOR, NI AXIS REALTY PRIVATE LIMITED, 299/38, HATIARA PIRSAHEB MORE, City:- , P.O:- HATIARA PS NOW ECO PARK, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr RANJAN ROY, , , Son of Late RANJIT ROY, , NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Payment of Fees

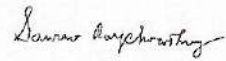
Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

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 692388, Amount: Rs.100.00/-, Date of Purchase: 02/02/2025, Vendor name: S Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2026, Page from 117483 to 117504
being No 190402635 for the year 2026.



Saurav Roychowdhury

Digitally signed by SAURAV ROYCHOWDHURY
Date: 2026.02.28 12:18:40 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 28/02/2026
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.