



NI AXIS REALTY PRIVATE LIMITED

CIN : U41000WB2025PTC284449

To
The Chairperson
West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park
Kolkata – 700075

Subject: Declaration / Clarification regarding promoter not being the owner of the land upon which the proposed project is to be developed

Sir,

This is with reference to the application submitted for WBRERA Registration of the real estate project namely **“INAYA RESIDENCY 1”** (hereinafter referred to as the “said Project”) by **NI AXIS REALTY PRIVATE LIMITED** (PAN: AALCN0479J), a private limited company having its registered office at Hatiara Pirsahab More, Hatiara, North 24 Parganas, West Bengal – 700157.

The said Project is situated at R.S. & L.R. Dag No. 1342 under L.R. Khatian No. 3939, corresponding to L.R. Khatian No. 21054, lying and situated at Mouza – Hatiara, J.L. No. 14, Re.Su. No. 188, Touzi No. 160-162/3, P.S. – Rajarhat (now Eco Park), within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, Sardar Para (Hatiara), Kolkata – 700157, District North 24 Parganas.

ALL THAT piece and parcel of Bastu land measuring an area of 6.8681 Decimal equivalent to 04 (Four) Cottah 02 (Two) Chittack 27 (Twenty Seven) Sq. Ft., more or less, out of 08 Decimal equivalent to 04 (Four) Cottah 13 (Thirteen) Chittack 27 (Twenty Seven) Sq. Ft., 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, P.S. – Rajarhat (New Town now Eco Park), within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 19, now Ward No. 13, Sardar Para (Hatiara), Kolkata – 700157, District North 24 Parganas, nearest road being Sardar Para (Hatiara), is owned by Mr. Md. Shamim Akhtar.

The said Land Owner, namely Mr. Md. Shamim Akhtar, entered into a Development Agreement with the Promoter namely NI AXIS REALTY PRIVATE LIMITED on 24th February, 2026, registered with ARA-IV and recorded in Book No. I, Volume No. 1904-2026, Pages from 114208 to 114249, being No. 2623 for the year 2026.

The said Land Owner also executed a Development Power of Attorney in favour of the Promoter on the same date, which was registered with the same Registry Office and recorded in Book No. I, Volume No. 1904-2026, Pages from 117483 to 117504, being No. 2635 for the year 2026, in respect of the said land.

HATIARA, PIR SAHEB MORE, NORTH 24 PGS, 700157

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NI AXIS REALTY PRIVATE LIMITED

Copies of the aforesaid Development Agreement and Power of Attorney are annexed herewith for reference and record of the Authority.

This declaration is being submitted for your kind consideration and record in connection with the WBRERA registration process of the said Project.

Thanking you,

Yours faithfully,

For

NI AXIS REALTY PRIVATE LIMITED

NI AXIS REALTY PRIVATE LIMITED

Ma Mokim Sunda

Director

Authorised Signatories

HATIARA, PIR SAHEB MORE, NORTH 24 PGS, 700157

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