

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

29AC 123006

Affidavit-cum-Declaration

Affidavit-cum-Declaration of Mr. Md Mokim Sardar, son of Late Haji Mohammad Majid Sardar, duly authorised by the Promoter, namely **NI AXIS REALTY PRIVATE LIMITED** (PAN: AALCN0479J), a private limited company having its registered office at Hatiaara Pirsahab More, Hatiaara, North 24 Parganas, West Bengal – 700157, in respect of the proposed project namely **"INAYA RESIDENCY 1"**, 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 – Hatiaara, 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 (Hatiaara), Kolkata – 700157, District North 24 Parganas, vide authorisation dated 9th May, 2026.

I, Md Mokim Sardar, duly authorised by the Promoter of the proposed project, do hereby solemnly affirm, declare, undertake and state as follows:

NI AXIS REALTY PRIVATE LIMITED

Md Mokim Sardar

Director

01 JUN 2026



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13177

SOLD TO
OF
RS.
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

Amitabha Ray
Advoc
MUMBAI POLICE COURT
Kolkata - 700027

6 MAY 2026

6 MAY 2026

Affidavit-cum-Declaration

Affidavit-cum-Declaration of Mr. Md Mokim Sarbar, son of Late
Haji Mohammad Majid Sarbar, duly authorised by the Promoter,
namely **W AXIS REALTY PRIVATE LIMITED** (PAN: AALCN0479J),
a private limited company having its registered office at Hattara
Pursesh Moha, Hattara, North 24 Parganas, West Bengal - 700157,
in respect of the proposed project namely "**INAYA RESIDENCY I**"
situated at R.S. & L.R. Dag No. 1243 under L.R. Khatian No. 2030,
corresponding to L.R. Khatian No. 21054, lying and situated at
Mouza - Hattara, J.L. No. 14, R.S. No. 148, Town No. 100-153/3,
P.S. - Rajarhat (now Eco Park), within the local limits of Rajarhat
Gopalpur Municipality, now Bidhannagar Municipal Corporation,
under Ward No. 17, Sarbar Para (Hattara), Kolkata - 700157,
District North 24 Parganas, vide authorisation dated 9th May
2026.

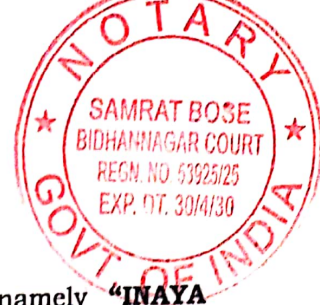
I, Md Mokim Sarbar, duly authorised by the Promoter of the
proposed project, do hereby solemnly affirm, declare, undertake
and state as follows:

W AXIS REALTY PRIVATE LIMITED

Director

6 MAY 2026





1. That the Agreement for Sale of our project namely **"INAYA RESIDENCY 1"** is in accordance with Annexure-A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021.
3. That if any provision in the Agreement for Sale is found to be in contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said Act and Rules shall prevail in such cases.
4. That if any contradiction or discrepancy arises in future, the Deponent shall be responsible for the same.
5. That the statements made hereinabove are true and correct to my knowledge and belief and nothing material has been concealed or suppressed therefrom.

For
NI AXIS REALTY PRIVATE LIMITED

NI AXIS REALTY PRIVATE LIMITED

Md MOKim Sander

Authorised Signatory

DEPONENT

[Signature]
SAMRAT BOSE
NOTARY GOVT. OF INDIA
Regn. No. 53925/25
Bidhannagar Court
Mayukh Bhawan, Sector I
Sah Lake City, Kolkata 700091 (W.B.)

01 JUN 2026

