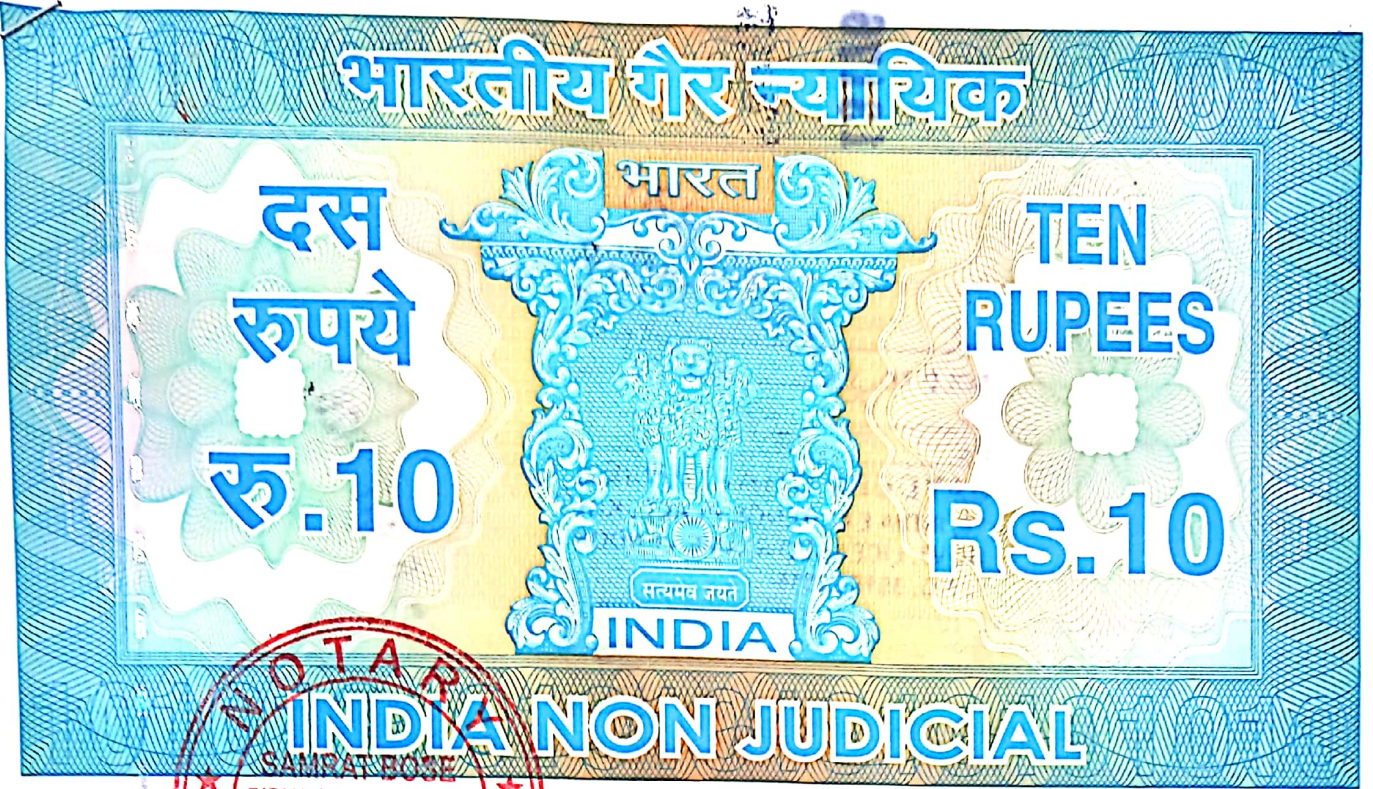




পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

29AC 123007

FORM - 'B'
[See Rule 3(4)]

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER**

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 HatiaPirsaheb More, Hatia, 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 - Hatia, 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 (Hatia), Kolkata - 700157, District North 24 Parganas, vide authorisation dated 9th May, 2026.

NI AXIS REALTY PRIVATE LIMITED

Md Mokim Sardar

Director

01 JUN 2026

13176

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

Amitabha Ray
Advoc
ALPORE POLICE COUR
Kolkata-700027

6 MAY 2028

6 MAY 2028

DECLARATION IN SUPPORTED BY AN ADVOCATE

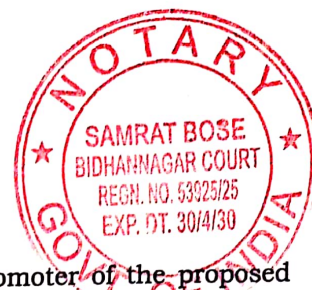
Declaration

DECLARATION IN SUPPORTED BY AN ADVOCATE

IN AIRS REALTY PRIVATE LIMITED

Director





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

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 20.08.2027
4. That seventy percent of the amounts realised by the promoter for real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

NI AXIS REALTY PRIVATE LIMITED

NI AXIS REALTY PRIVATE LIMITED

Md Mokim Sardar
 Authorised Signatories
 Director

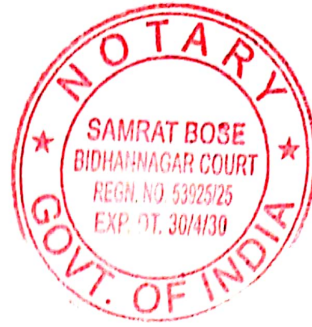
Deponent

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

01 JUN 2026



Verification



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 01st day of June, 2026.

For
NI AXIS REALTY PRIVATE LIMITED

NI AXIS REALTY PRIVATE LIMITED
Md Mokim Indra
 Authorised Signatories
 Director
 DEPONENT

01 JUN 2026