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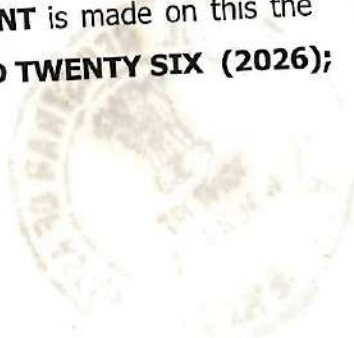
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Certified that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

24 FEB 2026
DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 24th day of February, TWO THOUSAND AND TWENTY SIX (2026);



382587

NAME.....
ADD.....
Rs.....
23 SEP 2025
SURANJAN MUKHERJEE
Licensed Surveyor
C. C. Court
28, 3, K. S. Roy Road, Fort

23 SEP 2025
23 SEP 2025



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

BETWEEN

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 referred to as the **LAND OWNER S**(which term or 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;**

MD. Shamim Akhtar

AND

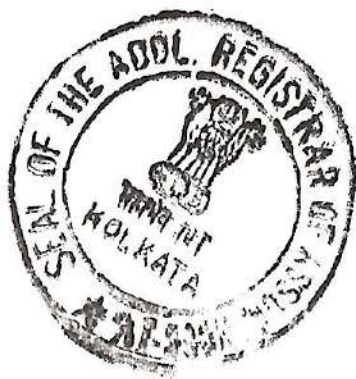
NI AXIS REALTY PRIVATE LIMITED (PAN AALCN0479J), a Company within the meaning of The Companies Act, 1956/2013 having its registered office at Hatiara, Pir Saheb More, Post Office- Hatiara, Police Station- Rajarhat, Kolkata- 700135, represented by its Director , **Mohamad Mokim Sardar (PAN - AXHPS1295H)**, son of Late Haji Mohammad Majid Sardar, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at Hatiara Sheriff, P.O. – Hatiara, 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 Hatiara Gote , Gate No 1 P.O. – Hatiara, 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 Hatiara P.O. – Hatiara, P.S. – Newtown, Kolkata – 700157, District - North 24 Parganas hereinafter referred to as the **"DEVELOPER"** (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;**

Mohamad Mokim Sardar

Rajjak Mondal
Amulji Sardar

Owners and Developer individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:



A. Subject Matter of Agreement

- i. **Development of Said Property:-** The Landowner s are the joint owners 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 – 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) (Said Property),** The Property is morefully described in the **1st Schedule** below by construction of a ready-to-use multi-storied buildings on the Said Property (**Multi Storied Buildings**).

B. Representations, Warranties and Background

Owners' Representations: The Owner has represented, warranted and covenant to the Developer as follows:

- i. **Purchase by Owner:** The Owner has acquired absolute right, title and interest in the schedule property and/or is entitled to the Schedule Property and thus he had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.
- ii. **Right of Landowner and the Developer:** The Landowner have acquired absolute right title and interest in the schedule property pursuant to the registered Deed of Conveyance.
- iii. **Landowner and the Developer have Marketable Title:-** The Landowner has a clear right, title and interest in the Said Property and the property is free from all mortgage and has offered the property to be developed in free from all encumbrances condition and the title of the



property shall be continuously clear and marketable and the same shall be to the Owner' account.

- iv. **Landowner have Authority:-** The Landowner and the Developer have full right, power and authority to enter into this Agreement.
- v. **No Prejudicial Act:-** The Landowner and the Developer have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- vi. **No Acquisition/Requisition:** The Landowner declares that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Landowner have neither received nor are aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- vii. **No Excess Land:** The Said Property does not contain any excess land and the Landowner does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 and the present land under Schedule Property does not attract the Provisions of the said Act.
- viii. **No Easement:** The respective Landowner have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing for the express creation of statutory or customary right of easement whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in usage.
- ix. **Right, Power and Authority to Develop:** The Landowner and the Developer have good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property on the terms and conditions herein contained.
- x. **No Dues:** No revenue, cess, municipal taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect of the



[Handwritten signature]





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260489847368

GRN Details

GRN:	192025260489847368	Payment Mode:	SBI Epay
GRN Date:	23/02/2026 18:46:30	Bank/Gateway:	SBIPay Payment Gateway
BRN :	0836263302330	BRN Date:	23/02/2026 18:47:15
Gateway Ref ID:	2640540000035	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	230220262048984734	Payment Init. Date:	23/02/2026 18:46:30
Payment Status:	Successful	Payment Ref. No:	2000435879/2/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms NI AXIS REALTY PRIVATE LIMITED
Address:	299/38, HATIARA PIRSAHEB MORE , P. O .HATIARA. RAJARHAT , NORTH 24 PARGANAS, PIN 700157
Mobile:	9830998350
Period From (dd/mm/yyyy):	23/02/2026
Period To (dd/mm/yyyy):	23/02/2026
Payment Ref ID:	2000435879/2/2026
Dept Ref ID/DRN:	2000435879/2/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000435879/2/2026	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000435879/2/2026	Property Registration- Registration Fees	0030-03-104-001-16	11600
3	2000435879/2/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				18921

IN WORDS: EIGHTEEN THOUSAND NINE HUNDRED TWENTY ONE ONLY.

Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Landowner . In the event any dues arise of any nature or nomenclature whatsoever for the period prior to this Agreement, the same shall always be the Landowner ' responsibility, proportionately as per Ownership of land from the date of purchase.

- xi.** The Landowner hereby indemnifies and agrees to keep the developer saved harmless and indemnified of from and against any pre-commitments by the Landowner , any undisclosed liability of whatsoever nature, and any all loss, damage or liability which may be suffered by the developer in relation to the title of the land or violation of any permission, rules regulations or bye-laws.
- xii.** No Right of Pre-emption: No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- xiii.** No Mortgage: No mortgage or charge has been created by the Landowner in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.
- xiv.** No Previous Agreement: The Landowner have ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing, save and except the preliminary Agreement with the Developer herein.
- xv.** No Guarantee: The Said Property is not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
- xvi.** No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Landowner from developing, selling, transferring and/or alienating the Said Property or any part thereof.



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xvii. No Transfer: The Landowner has not created any third party interest in respect in the nature of sale or development rights and/or agreement for sale and has not delegated any of the Landowner ' right to any third party in any manner whatsoever.

C. Developer's Representations: The Developer has represented and warranted to the Landowner as follows:

- i. Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- ii. Financial Arrangement:** The Developer is and during the tenure of this Agreement shall be entitled to arrange the financial inputs required for development of the Said Property, *inter alia* by way of arranging construction finance, whether through mortgage of the Developer's Allocation without in any manner affecting the Landlord's allocation and/or the Title documents, in part or full in respect of the Said Property and/or construction to be made thereon, however, the Landowner shall not be responsible for the same in any manner whatsoever.
- iii.** For further clarity it is recorded that the intending Unit Purchasers and /or the Landowner shall be permitted to avail home loan/"mortgage loan for individual units as per the terms & conditions of the Financial Institute/Bank, the same shall not however create any encumbrance on the Project land directly or indirectly.
- iv. No Neglect:** The Developer shall not neglect the project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.



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- v. **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- vi. **Decision to Develop:** The Landowner decided to develop the Said Property. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Property on as is whatever there is basis by constructing the New Buildings (**Project**).
- vii. **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

D. Basic Understanding

- i. **Development of Said Property by Construction of New Buildings:**
The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the New Buildings thereon with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs. (3) that all costs and expenses relating to construction shall be borne by the Developer.
- ii. **Nature and Use of New Buildings :-** The New Buildings shall be constructed in accordance with architectural plan (**Building Plans**) already prepared by the Architect/s appointed by the Developer in consultation and approval of the Landowner from time to time (**Architect**) and sanctioned by the Bidhannagar Municipal Corporation and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as ready – to -use commercial / residential building with specified areas, amenities and facilities to be enjoyed in common.

E. Appointment and Commencement



- i. **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Landowner hereby appoint the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Landowner .
 - ii. **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.
- F. Common Obligations of the Parties:**
- i. The parties have mutually decided that the Developer shall be free to appointment a sales and promotional agent/agency and the costs thereof shall be shared in the agreed ratio and expenses payable to the said agent /agency shall also be done by the developer.
 - ii. The basic sale price shall be decided by the Developer and the individual Landowner shall not be entitled to sell any flat below the developers selling price per feet.
 - iii. It is hereby agreed by and between the parties thereto that the Developer as constituted attorney of the Owner will be entitled to defend all actions suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the Developers specific may be required to be done by the Developers and for which the Developer may need the authority of the owner's application and other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein the Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or authorizations as may be required by the



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Developers for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things in respect of the developer's allocation and do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement and all will be happened within unabated benefits of the both parties.

- iv. The Developers does not have any liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration.
- v. That the Developers of this Development Agreement shall take any kind of loan from any bank or any financial institution about the said project of the Developer's Allocation in that case the Landowner herein shall have no objection about the same to construct the said project smoothly but the same will only applicable over such allocation.

G. Sanction of Building Plans:

- i. The Bidhannagar Municipal Corporation has issued sanctioned building plan.
- ii. In this regard it is clarified that (1) the Developer shall obtain maximum FAR over the Schedule Property and/or the adjacent properties together which shall be considered as the Project land and for the purpose the developer shall be entitled to modify the building plan (2) the Developer shall be responsible for obtaining all related permissions including modifications and revised sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) costs and fees for modifications and revised sanctions permissions, clearances and approvals shall be borne and paid by the Developer in the manner as specified in this Agreement other than those related to planning and construction and manpower mobilization and equipment.



- iii. The Developer shall obtain permission from the Real Estate Regulatory Authority as required in law immediately after issuance of sanction plan.

H. Architect and Consultants:

- i. The Landowner confirms that the Landowner have authorized the Developer to appoint the Architect and other consultants to complete the Project. The Developer shall pay all costs, charges and expenses in this regard including professional fees and supervision charges and the Landowner shall have no liability or responsibility.
- ii. **Construction of New Buildings:** The Developer shall, at its own expenses, without creating any financial or other liability on the Landowner and /or the project land construct, erect, and complete the New Buildings on the Said Property comprising of residential and/or residential cum commercial buildings and Common Portions in accordance with the sanctioned Building Plans.
- iii. The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Landowner and required for the construction of the New Buildings and the Landowner shall not be responsible for the quality of the building materials.
- iv. **Temporary Connections:** The Developer shall be authorized in the name of the Landowner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- v. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties, that the Developer will complete the construction work within 36 months with grace period of 6 months and handover the Owner' allocation to the Owner shall be done by issuing Possession Letter.



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- vi. The Developer shall bear the costs, expenses for issuance of Occupancy Certificate upon completion of new building and for the purpose shall submit the necessary application before the Bidhan Nagar Municipal Corporation, and non-issuance of Occupancy Certificate shall not amount to breach of obligation by the Developer.
- vii. In the event of delay of completion of the building, the Developer shall compensate the Landowner at the rate of Rs.5,000/- per flat per month for the period of delay.-

I. Common Portions:

- i. The Developer shall at its own costs install, erect and construct in the New Buildings common areas, amenities and facilities. Such common facilities may include Roof, stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, overhead water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**). For permanent electric connection to the flats/units and other spaces in the New Buildings (**Flats**) and all kind of other development costs/deposits payable for the Flats, the intending purchasers (collectively **Transferees**) shall pay the said costs/deposits demanded by the Developer, other agencies, etc. and all transferable spaces shall be considered and taken into account after making due provisions for common facilities and common spaces in the Project.
- ii. All unsold areas not intended to form part of common areas including roof shall remain in common and the parties may agree to cause further development in accordance with law upon sharing of all expenses in the agreed ratio and in the event of any further development such additional area shall belong to the parties in the agreed ratio of this Agreement.



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J. Co-operation by Landowner :

- i. The Landowner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties including payment of maintenance charges and extra charges in identical/ same amounts and/or same basis that the developer shall charge (which as per present estimates is Rs.150/- per square feet and may be revised subsequently) from the ultimate flat purchasers and the Landowner . The Landowner shall provide all co-operations that may be necessary for successful completion of the Project.

K. Possession

- i. The Landowner shall handover possession of the property to the developer in complete butted and bounded condition with clear well-denied, demarcated and identified condition and in the event any erection of boundary wall is required the same shall be undertaken by the Developer at the cost of the Landowner and the Landowner shall be present at the time of effecting such erection of boundary wall and be responsible to manage and take care of all local matters during erection of boundary wall and if any repair work is required for existing boundary the same shall be undertaken by the Developer at the cost of the Developer and the Landowner shall be present at the time of effecting such repair of boundary wall and be responsible to manage and take care of all local matters during erection of boundary wall.

L. Powers and Authorities

- i. **Power of Attorney for Building Plans Sanction & Construction:** The Landowner shall grant to the Developer a Power of Attorney for the purpose of getting the Building Plans modified/alterd by the Bidhannagar Municipal Corporation and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings.
- ii. **Power of Attorney for entering into Agreement for Sale in respect of Developer's Allocation:** The Landowner shall also grant to the Developer



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a Power of Attorney for construction of the project and sale of the Developer's Allocation in the New Buildings after the Developer.

- M. Landowner ' Consideration :** shall mean ALL THAT the 45% area out of the total constructed area of the new building together with undivided impartible proportionate share in the land and common parts and portion in the building which shall be comprised in the Ground , 1st and 2nd Floor as per the agreed ratio in proportion to the land and the balance area shall be decided on the upper floors between the parties.
- N. REFUNDABLE ADVANCE:** The Landowner herein shall also be entitled to get Rs.11,00,000/- (Eleven Lakhs) only as refundable money from the Developer herein on the date of execution of this agreement. The said refundable amount will be adjusted at the rate of First Time booking rate from the Landowner Allocation and regard to that point the Developer shall bound to intimate to the Landowner for his realization and regard to that point of the developer shall to intimate to the Landowner for his realization
- O. Sales :**
- i.** The Developer shall conduct the sale of constructed space of the developers Allocation on the basis of the Power of Attorney granted for sale of the Developer's Allocation. If required the respective allocations shall be identified in the Supplementary Agreement to be signed between the parties and the parties shall enter into a Supplementary Agreement recording their specific allocations. While deciding on the specific demarcation of allocations the parties shall be entitled to even sharing of space.
- P. Developer's Consideration**
- Developer's Allocation:** shall mean 55% new building together with undivided impartible proportionate share in the land and common parts and portion in the building which shall be comprised in the other areas (save and except the owners allocation in the Ground , 1st and 2nd Floor) in the proposed new building together with undivided and impartible proportionate



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share of land, including the enjoyment of the right of all common facilities and areas of the building (**Developer's Allocation**) as described in the 3rd Schedule. (**Developer's Allocation**).

- Q. Demarcation of Respective Allocations:** The Parties have mutually agreed that the sales of the constructed space shall be conducted by the parties in respect of their own mutually identified allocation. The Developer shall be entitled to enter into Agreements in respect of the Developer's allocation. The Landowner and the Developer shall demarcate their respective spaces and/or their allocations under this Agreement under a Supplementary Agreement. It is agreed that the Landowner against whose name additional area is allotted in case of any difference in arriving at the 45% out of the constructed space in area owing to features of construction and project design in such event the Landowner shall pay the equivalent amount on the market value of the said date of completion in respect of additional area and if there is any short fall in arriving at 45% allocation, the Developer will pay the equivalent amount on the market value of the said date of completion in respect of shortfall area. The said land owner/s has agreed to and shall pay the consideration to be calculated on basis of market value prevailing on the date of handing over possession of the Landowner allocation. The said Landowner unit shall mean the unit collectively out of the allotted area and the additional area Or the shortfall area as the case may be.
- R.** In the event the Owner decide to sell their allocation during the stage of construction by entering into Agreements with third parties as nominees of the Owner, in such event, the Owner first shall pay the consideration for the additional area to be calculated on basis of market value prevailing on the date of the intended sale parties.



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- S. No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations and confirms that each shall abide by the agreed terms & conditions.
- T. No Obstruction for Addition of Plots:** The Developer shall be entitled to enter into Agreements, collaborate and/or purchase additional plots adjacent to the Said Property or can enter into joint venture agreement for development of any plots adjacent to the Schedule Property. Any amalgamation of the same with the Said Property and construction of additional building/buildings therein shall be subject to mutual agreement between the Parties however the Owner herein shall not get allocation benefit due to extension of the project. The common benefit shall extend to common parts areas equipment's installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit Purchasers in common by the co-owner with the Developer and/or its respective nominees. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each other's in future by the Developer for the free ingress and egress of the prospective buyers /residents of proposed buildings in this premises and or in the said amalgamated premises and till completion of the Project the right of the Developer shall continue without any interruption
- U. Taxes and Outgoings**
- i. Relating to Period Prior to Date of Sanction of Building Plans:** All *municipal* rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of Agreement shall be the liability of the Landowner .



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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	19042000435879/2026	Serial No/Year	1904002502/2026
Transaction id	0000484604	Date of Receipt	24/02/2026 1:52PM
Deed No / Year	I - 190402623 / 2026		
Presentant Name	MD MOKIM SARDAR		
Land Lord	MD SHAMIM AKHTAR		
Developer	NI AXIS REALTY PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 46,08,752/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	B, E, I, M(a), M(b)
Standard User Charge	153/-	Requisition Form Fee	50/-
Remarks			

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	382487	23/09/2025	10/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	153/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 287/-**

(Saurav Roychowdhury)

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OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

- ii. **Relating to Period After this agreement:** As from the date of this agreement, shall be the liability of the Developer.
 - iii. **Tax:** The Owner and the Developer shall be liable to bear their respective share of GST and statutory taxes in accordance with law as applicable at present and/or any future impositions.
- V. Post Completion Maintenance**
- i. **Punctual Payment and Mutual Indemnity:** The Unit purchasers shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Purchaser shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them, as the case may be, consequent upon a default by the other.
 - ii. **Maintenance:** The Developer shall frame a scheme for the management and administration of the New Buildings and All parties shall abide by all the rules and regulations to be so framed for the management and administration of the New Buildings.
 - iii. **Maintenance Charge:** The Transferees shall ultimately manage and maintain the Common Portions and services of the New Buildings [if necessary, by forming a body (**Association**)] and shall collect the costs and service charge therefor (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Buildings, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the New Buildings.



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W. Restrictions

- i. All units in the New Buildings shall be subject to the same restrictions as are applicable to multi-storied buildings, apartments, intended for common benefit of all occupiers of the New Buildings.

X. Obligations of Developer

- i. **Smooth Progress of Development Work :** Subject to the Landowner s ensuring a continuous good and marketable title of the project land the Developer shall ensure smooth progress of the development work and ensure that all receivables of the Landowner are made over to the Landowner by the Developer.
- ii. The Developer shall bear the cost of availing all permissions related to the Project Land and the Developer shall remain responsible to obtain the same with co-operation of the Landowner and for the purpose of securing any unpaid dues of the land-owner to the developer, the said Landowner agrees that the developer shall have a charge out of the said Landowner allocation to the extent of unpaid dues till payment.
- iii. **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and byelaws of all concerned authorities and State Government /Central Government bodies and it shall be the absolute responsibility of the Developer to ensure such compliance and it is clarified that the Developer shall not be entitled to raise any construction beyond the sanction area.
- iv. **Planning, Designing and Development:** The Developer shall be responsible for revised planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.
- v. The Owner shall at their own costs and expenses demolish and remove the existing dilapidated buildings together with all structures and sub-terrain structures and the land will be rendered in developable condition. The salvage shall belong to the Landowner with powers and authority to deal, sell, dispose of the same.



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- vi. The Developer hereby undertakes to indemnify and keep the Owner saved harmless and indemnified against all third party claims, accidents, mishaps, actions arising out of any sort of act or omission of the Developer or its employed persons/construction team or otherwise at the Subject Properties during the period of development of the Subject Properties till completion of construction of the New Buildings.
- vii. The Developer hereby undertakes to indemnify and keep the Owner saved harmless and indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the Subject Properties or in the matter of construction.
- viii. The Developer shall ensure that all local matters and commitments shall be settled by the Developer at the Developer's costs for the commencement and ease of progress of the Project and the due mitigation of any circumstances in accordance with law so that the work of development and in flow of revenue shall not be affected in any manner whatsoever. The Developer shall ensure that at all stages the Owner shall be entitled to sell its allocation free from any impediments.
- ix. **Specifications:** The Developer shall construct the New Buildings as per the specifications given in the **3rd Schedule** attached hereto (**Specifications**).
- x. **Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Bidhanagar Municipal Corporation , at the cost, risk and responsibility of the Developer, the Landowner having no responsibility in respect thereof in any manner whatsoever.
- xi. **Tax Liabilities:** All tax liabilities applicable in relation to the development, namely income tax, value added tax, GST, works contract tax and other dues shall be paid by the Developer in respect of its allocation in accordance with law.



- xii. **Permission for Construction:** Save and except as specifically provided for and obligations undertaken by any of the parties to this agreement specifically It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities .
- xiii. **Periphery demarcation:** The Landowner shall always ensure that the project land is butted and bounded at all stages of pre-construction, construction and sale.

Y. Obligations of Landowner

- i. **Co-operation with Developer:** The Landowner undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- ii. **Act in Good Faith:** The Landowner undertake to act in good faith towards the Developer in strict adherence to the letters and correspondence exchanged and to be treated in conjunction with this agreement (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- iii. **Documentation and Information:** The Landowner undertake to provide the Developer with any and all documentation, including original/certified copies of title documents and information relating to the Said Property as may be required by the Developer from time to time, during the term of this Agreement. All Original of title and other relevant documents shall remain in possession of the Developer from the date of execution of this agreement.
- iv. **No Obstruction in Dealing with Developer's Functions:** The Landowner covenant not to do any unlawful act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement including sale and transfer of the entire constructed space forming part of the



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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
24 FEB 2026

Developer's allocation and sale of constructed space forming part of the Owner's allocation in as much as the Owner have granted the Developer the right of first refusal in respect of the Owner's allocation and in exercise of such rights the Developer shall be entitled to nominate such person or persons who may ultimately purchase the Owner's allocation and the Landowner shall be bound to provide a clear and marketable title of the Project land at all stages of construction and sales.

- v. **No Obstruction in Construction:** The Landowner covenant not to cause any interference or hindrance in the construction of the New Buildings unless there is any dispute arises regarding the quality of construction.
- vi. **Records of Rights:** The Landowner shall take all necessary measures to maintain all their names in the records of the Bidhanagar Municipal Corporation and in the records of BL & LRO.
- vii. The Landowner shall, if necessary, complete amalgamation of the entire property as one single amalgamated Premises in the records of the Bidhanagar Municipal Corporation .

2. Indemnity

- i. **By the Developer:** The Developer hereby indemnifies and agrees to keep the Landowner saved harmless and indemnified of from and against any and all loss, damage or liability which may be suffered by the Landowner in relation to the construction of the New Buildings or violation of any permission, rules regulations or bye-laws.
- ii. In course of execution of the arrangement herein contained, in case the parties find any difficulty, inconvenience or limitation in carrying out the terms herein, the parties shall discuss and resolve the same and will be at liberty to suitably modify or alter the arrangement subject to the condition that no such



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modification or alteration shall be binding unless the same is in writing and is signed by both the parties.

AA. Miscellaneous

- i. The Owner and the Developer shall strictly comply with the terms and conditions as mentioned in the Agreement for Development and in violation of any clause by any party, the other party shall have the right, liberty and authority to move before competent court of law, through Specific Performance of Contract for enforcement of the Agreement.
- ii. The Developer shall provide certified copy of the Development Agreement and Power of Attorney to the Landowner without any charges for obtaining such certified copy.
- iii. This Agreement shall be deemed to have been commenced with effect from the date of signing of the agreement and shall remain in full force and effect till completion of the Project, and also it will be in force till the completion of sale process of Developer's allocation.
- iv. **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- v. **Taxation:** The Landowner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Landowner's Allocation and the Landowner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- vi. **Name of New Buildings:** The name of the New Buildings shall be decided by parties mutually and has been named **INAYA 1**.



- vii. Supervision: The Developers shall be entitled to engage professionals to supervise the development of the New Building.
- viii. Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- ix. **Defaults** :In the event of any default on the part of one Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages.
- x. **Force Majeure : Circumstances Of Force Majeure:-** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) Acts of God, (2) Acts of Nature, (3) Acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (other than any matter relating to title and/or arising out of title related defects) (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (15) Epidemic , Pandemic (collectively **Circumstances Of Force Majeure**).
- xi. **Entire Agreement: Supersession:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous



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discussions/correspondence and agreements between the Parties, oral or implied or written.

- xii. **Documents&Documentation :Originals:** The original of this Agreement shall be retained by the Developer and the Landowner will keep a certified copy of the same duly issued by the registration office upon payment of applicable charges.
- xiii. **Transaction Documentation:** The Project Advocate has drawn this Development Agreement and shall draw all further documents (including standard agreements and conveyances) pertaining to the future transaction of the Project and both the Landowner and developer shall sell their allocations on the standard project document.
- xiv. **Severance (a) Partial Invalidity:-** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law and accordingly the allocations of the Landowner shall be revised to the extent, in case there is a reduction in the total developable land in the Project due to any reason whatsoever including recording of the land in the statutory records, as required in law for development of a real estate Project. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall



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continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

- xv. **Amendment/Modification: Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.
- xvi. **Notice :Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties as well as through e-mail and WhatsApp provided by the parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4th day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Landowner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to each of the Landowner s. All the parties to this agreement shall exchange their active mobile number with WhatsApp facility and e-mail address to facilitate easy communication and day-to-day assistance.
- xvii. **Arbitration : Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996,. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.
- xviii. **Jurisdiction:Courts:** In connection with the aforesaid arbitration proceedings, the District Court having territorial jurisdiction over the Said

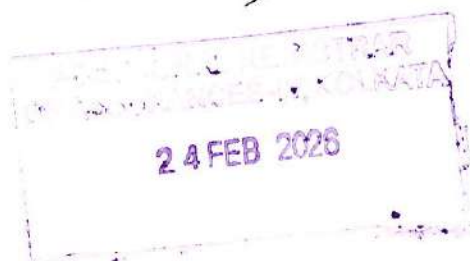


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Property and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

- xix. **Rules of Interpretation : Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Property.
- xx. **Statutes:** Any reference to a statute, statutory provision or subordinate legislation shall include its amendment, modification, consolidation, re-enactment or replacement as enforced from time to time, whether before or after the date of this Agreement.
- xxi. **Party:** In this Agreement, a reference to a Party includes that Party's successors and permitted assigns.
- xxii. **Definitions:** In this Agreement, words have been defined by putting them within brackets and printing them in bold. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- xxiii. **Documents:** A reference to a document includes an amendment or supplement or replacement or novation of that document.
- xxiv. **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms
- xxv. **Headings:** The headings in this Agreement are inserted for convenience only and shall be ignored in construing the provisions of this Agreement.



1st 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;

**3rd Schedule
(Specifications)**

FOUNDATION: RCC framed structure with columns, beams,

BRICK WORK : God quality bricks as available.

PLASTERING : All internal walls to be plaster of Paris or Putty and outside wall is Cement Plaster and colour.

DOOR : Door frame will e wood. Main Door and others will be commercial flash door.

WINDOWS : Aluminum Sliding Window with glass and MS Grill.

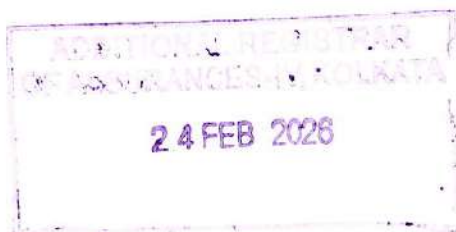
KITCHEN : A Slab for Placement of gas with black stone. Top shall be provided 2' - 0" height Tiles Flooring.

*Exposition
Amol Sarker,
Md Mokim Sarker,*

S. Md. Shamim Akter



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TOILET : Commode (Branded Company) in the Toilet. Tiles Flooring and 6' -0" height Tiles Flooring.

PLUMBING : Concealed and water taps.

ELECTRIC: Concealed and requisite points.

FLOOR: All Floor tiles.

ROOF : The entire Roof of the said building surrounded by 3' – 0" height brick wall.

LIFT : One lift in the building will be provided.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION

- a. The personal extra work may be done subject to architect's prior approval and money will be deposit in advance.
- b. The decision of Developer will be final on construction work But Owner has obviously liberty to inspect subject to materials quality.
- c. The Developer shall provide electrical wiring, water, pipeline, separate septic tank, water reservoir & motor pump, in portion of the Owner's allocation at his own cost. But the electric meter will be provided by the Flat/Unit, Shop/Garage or any other Unit or Units Owner/s and the cost of transformer will be paid by all the Flat/Unit, Shop/Garage or any other Unit or Units Owner/s i.e. Developers and Land Owner's allocation as proportionately.
- d. Details of common space Light point on entrance lobby, landing, roof, garage and other service, and common meter room on common space under the staircase and the Developer shall bring electric cable through W.B.S.E.D.C.L up to the common meter box. The owner shall bring the separate meter and the security amount to bring separate electric meter shall be borne by the owner respectively.

WBSEDCL costs, charges and expenses shall be shared by the Landowner and the Developer. The payable amount shall be calculated on the basis of Rs.100/- per Square feet in respect of the total constructed area of the Landowner's allocation. The balance amount shall be paid by the Developer. **Execution and Delivery :In**



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ADDITIONAL REGISTRAR
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24 FEB 2026

Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

SIGNED, SEALED AND DELIVERED

By the **LANDOWNER** at Kolkata

In the presence of:-

1. Ranjan Roy
Nirangan Pally
KOL-700070

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

SIGNED, SEALED AND DELIVERED

By the **LANDOWNER / DEVELOPER** at Kolkata

In the presence of:-

1. Ranjan Roy

2. Ganesh Das

Sd/- Md. Shamim Akhter

OWNER NI AXIS REALTY PRIVATE LIMITED

Md. Mokim Islam

NI AXIS REALTY PRIVATE LIMITED

Anmol Sardar

Director

NI AXIS REALTY PRIVATE LIMITED

Sd/-

Director

DEVELOPER

Readover and Explain in
Bengali and Drafted by me
Plaban Basu
Plaban Basu
Advocate
High Court, Calcutta
Enroll No.,-WB/604/2013

IN AXIS READY



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within-named Developers, the within-mentioned sum of **Rs.11,00,000/- (Rupees Eleven Lakh) only** being the Refundable advance Money as per the memo written below:

MEMO OF CONSIDERATION:

BY CHEQUE/RTGS/NEFT/ IMPS No.	Date	Bank Details	Amount (Rs.)
091354	21.02.2026	Axis Bank Ltd	11,00,000/-
Total:			<u>11,00,000/-</u>

(Rupees Eleven Lakh) only

Witnesses:

1. *Ranjana Roy*

Md. Shamim Akhtar

2. *Ganesh Das*

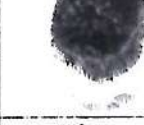
(VENDOR)



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 FEB 2026

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Md Mokim Indur</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Ansoj Soroobu</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Ansoj Soroobu</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Md. Shamirul Hossain</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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Major Information of the Deed

Deed No :	I-1904-02623/2026	Date of Registration	24/02/2026
Query No / Year	1904-2000435879/2026	Office where deed is registered	
Query Date	16/02/2026 3:05:41 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		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
	Rs. 46,08,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,031/- (Article:48(g))	Rs. 11,684/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

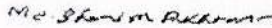
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

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 (RS :-)	LR-21054	Bastu	Bastu	4 Katha 2 Chatak 27 Sq Ft		45,78,752/-	Property is on Road
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 /-	

Land Lord 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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: BTxxxxxx4E, Aadhaar No: 88xxxxxxxx7004, Status :Individual, Executed by: Self, Date of Execution: 24/02/2026 , Admitted by: Self, Date of Admission: 24/02/2026 ,Place : Office				

Developer 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

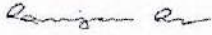
Representative Details :

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 1:39PM	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: 63xxxxxxxx2850 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 1:37PM	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: 96xxxxxxxx3501 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 1:37PM	LTI 24/02/2026	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: 28xxxxxxxx6843 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:- , 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 JI No: 14, 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 শামিম আখতার , Gurdian:ইয়ার মহম্মদ, Address:হাতিয়ারা বিউটাউন , Classification:বাগান, Area:0.08000000 Acre,	MD SHAMIM AKHTAR

Endorsement For Deed Number : I - 190402623 / 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 11:45 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: Bansdroni, , 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: Bansdroni, , 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: Bansdroni, , 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: Bansdroni, , 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 11,684.00/- (B = Rs 11,000.00/- ,E = Rs 600.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 11,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2026 6:47PM with Govt. Ref. No: 192025260489847368 on 23-02-2026, Amount Rs: 11,600/-, Bank: SBI EPay (SBIEPay), Ref. No. 0836263302330 on 23-02-2026, Head of Account 0030-03-104-001-16

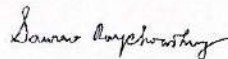
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 382487, Amount: Rs.10.00/-, Date of Purchase: 23/09/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2026 6:47PM with Govt. Ref. No: 192025260489847368 on 23-02-2026, Amount Rs: 7,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0836263302330 on 23-02-2026, Head of Account 0030-02-103-003-02



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 114208 to 114249
being No 190402623 for the year 2026.**



Saurav Roychowdhury

Digitally signed by SAURAV ROYCHOWDHURY
Date: 2026.02.26 18:15:54 +05:30
Reason: Digital Signing of Deed.

**(Saurav Roychowdhury) 26/02/2026
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**