



पश्चिम बंगाल WEST BENGAL

AL 563028



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

I **SRI AJAY KUMAR AGARWAL** (PAN:ADQPA1986N) (AADHAAR:236642362309), Son of Late Kailash Chand Agarwal, an Indian Citizen, Hindu by Religion, Business by occupation, resident of Nehru Road, Khalpara, Siliguri, District - Darjeeling, Partner of **M/s SA DEVELOPERS** having its registered office at Ground Floor, G-1, Block 4, Green Vista, Upper Bhanu, Siliguri-734001, District – Darjeeling, do hereby solemnly affirm and declare as follows:

THAT M/s SA DEVELOPERS is the absolute owner of ALL THAT piece and parcel of Land measuring about 2.58 Acres or 258 Decimal appertaining to and forming part of R.S Plot No.166, 167 & 168 corresponding to L.R Plot No.941, 943 & 942 of Sheet No.03 recorded in R.S. Khatian No.574 & 2023 corresponding to L.R. Khatian No.580 situated within the area of Mouza - Shikarpur, J.L No.07, P.S Rajganj, within the area of Gram Panchayat in the District of Jalpaiguri. The R.O.R of the Land is Danga and it has been duly converted to “Resort”.

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
19 AUG 2025

R. Chakraborty
Advocate, Siliguri

S.L.NO. 17619 Date 04/8/2025
PURCHASER: SA Developers
Full Address: Siliguri
Total Value: 50/-
Stamp Purchased from JPG Treasury-I

MS

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri



Plot Wise Details of the Land:

R.S. PLOT NO.	L.R. PLOT NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO.	AREA IN ACRES
166	941	574	580	1.13
167	943	2023	580	1.27
168	942	2023	580	0.18

2. **THAT** M/s SA DEVELOPERS has taken possession of the said land and become the absolute owner of the said Land, has muted its name in the record of rights with the office of the B.L & L.R.O vide L.R. Khatian No.637 and started paying the required revenues, taxes, cess, etc. to the relevant authority and or authorities in accordance with Law.
3. **THAT** a Building Plan is sanctioned by Jalpaiguri Zilla Parishad for construction of **Hotel and Club House** vide Building Plan No.HL23S18X18.
4. **THAT** M/s SA DEVELOPERS is developing the area of above Land for Construction of **Hotel and Club House**.
5. **THAT** the statements made in paragraph Nos.1 to 4 above are true and correct to the best of my knowledge and belief and nothing material has been concealed be me therefrom.

M/s SA DEVELOPERS

Ajay Kumar Aggarwal

Partner

DEPONENT

Identified by me,

R. Chakraborty

**Advocate/Siliguri
R.Chakraborty
Advocate, Siliguri**

AFFIDAVIT
solemnly Affirmed before me
by Ajay Kumar Aggarwal
of Siliguri
Identified by R. Chakraborty
This the 19th day of Aug 2025
at 2 AM/PM

Debasish Chakraborty
**Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792**

9 AUG 2025