



WEST BENGAL

06AC 531061

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, Dist-Darjeeling Partner of M/s SA DEVELOPERS having its registered office at Ground Floor, G-1, Block 4, Green Vista, Upper Bhanu, Siliguri-734001, Dist-Darjeeling do hereby solemnly affirm and declare as follows:

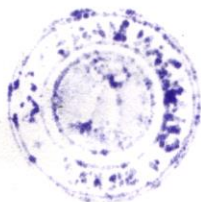


30 AUG 2025

Om Prakash Gupta
OM PRAKASH GUPTA
 Notary Govt. Of India
 Siliguri, Darjeeling
 Regd No.- 13778

S.L.NO. 19806 Date 26/8/2025
PURCHASER M/s SA Developers
Full Address Siliguri
Total Value 10/-
Stamp Purchased from JPG Treasury

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



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1. **THAT M/s SA Developers & M/s RK Developers has jointly** applied for approval of Building Plan for the Project at Shikarpur, Near Livingstone Foundation School, Mouza Shikarpur, District - Jalpaiguri, P.S Rajganj, J.L No.7 within Shikarpur Gram Panchayat vide online Application Acknowledgement No . **HL23S18X18 Dated 12-Mar-2025.**
2. **THAT** the said application was duly approved by The Additional Executive Officer, Jalpaiguri Zilla Parishad.
3. **THAT M/s RK Developers** has applied for RERA registration for their project of residential Villas.
4. **THAT** the RERA registration was returned back with the remarks "Section 2(j) of Act 2016 "Building includes any structure or erection or part of a structure or erection which is intended to be used for residential, commercial or for the purpose of any business, occupation, profession or trade or for any other related purposes" as per provisions of this section, Hotel, resort, etc. need to be registered under WBRERA.
5. **THAT M/s SA Developers** will construct a Hotel and Club House project, which will be **NOT FOR SALE**.
6. **THAT as per Section (zn) of Section 1 of WB RERA Act 2016**
Real Estate Project "means the development of a building or a building consisting of apartments, or converting an existing building or a part thereof into apartments, or the development of land into plots or apartments, as the case may be, **for the purpose of selling all or some of the said apartments or plots or building**, as the case may be, and includes the common areas, the development works, all improvements and structures thereon, and all easement, rights and appurtenances belonging thereto;
7. **THAT As per Section 3 of WB RERA Act 2016 Prior registration of real estate project with Real Estate Regulatory Authority.**—(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in **any real estate project** or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.
8. **THAT** as combined reading of both the sections it is apparent that RERA registration is only required when a Real Estate project is developed for the purpose of selling.
9. **THAT** in our case RERA registration is not required as we construct a hotel and club **Not for Sale** purpose.
10. **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,

Chandran Haasengra

Advocate/Siliguri



AFFIDAVIT

Solemnly Affirmed before me

By, Ajay Kumar Aggarwal

Of, Siliguri

Identified by, Chandran Haasengra, Advocate

This the 30th Day of August 2025

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd No.- 13778

30 AUG 2025

