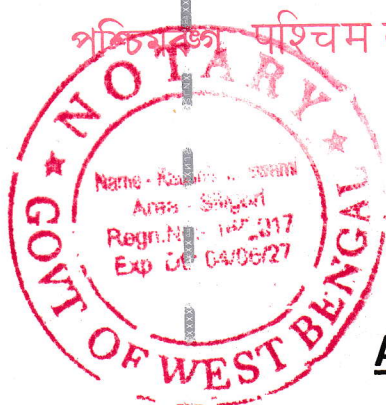


पश्चिम बंगाल WEST BENGAL

74AB 986536



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI ASHOK KUMAR SAHA** [AADHAR NO. 7008 7616 6223] [PAN NO. AJQPS5378G], Son of Late Santiram Saha, aged about 55 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at 233, Raja Ram Mohan Roy Road, Sukanta Nagar, Siliguri, within the Siliguri Municipal Corporation area under Ward No. 38, Post Office – Rabindra Sarani & Police Station – Bhaktinagar, Pin – 734006, in the District of Jalpaiguri, in the State of West Bengal, one of the Partners of “**SAAS INFRA REALTY**” and being the promoters of the proposed project.

Cont...P-2

NAUSHIK GOSWAMI
Notary Public for West Bengal
Siliguri, Darjeeling -
Reg. No. 16/2017
Exp. Date 04/06/27

20 MAY 2025

Affidavit cum Declaration of **SRI ASHOK KUMAR SAHA** [AADHAR NO. 7008 7616 6223] [PAN NO. AJQPS5378G], Son of Late Santiram Saha, aged about 55 years, by

Sl NO 500 Dated..... 6.5/03/25

Name..... Sags Infra Realty

of 88

Value Rs 10/- (Rupees Ten Only)

SANDHYA SAHA GOGOI
GOVT STAMP VENDOR
SILIGURI COURT
L/NO - 17 APR 2024

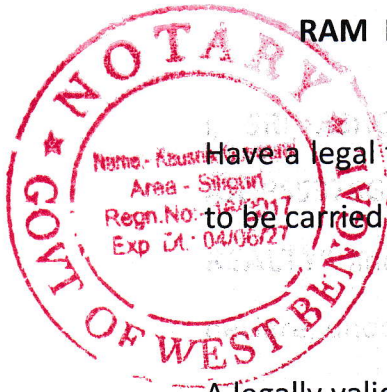


RECEIVED
GOVT. STAMP VENDOR
SILIGURI COURT
L/NO - 17 APR 2024

I, **SRI ASHOK KUMAR SAHA** [AADHAR NO. 7008 7616 6223] [PAN NO. **AJQPS5378G**], Son of Late Santiram Saha, one of the Partners of "**SAAS INFRA REALTY**" and being the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **THE LANDLOAD NAME IS:**

SRI RAJVEER [AADHAAR 3372 7821 1063] [PAN AFUPR1909J], SON OF **SRI RAM KHILAWAN**.



Have a legal title to the land on which the development of the proposed project is to be carried out.

AND

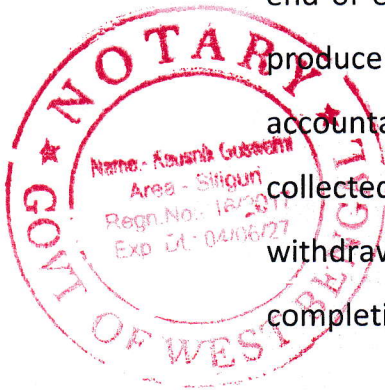
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is **(DELEVERY DATE OF PROJECT 31ST DECEMBER -2026)**.
4. That seventy per cent of the amounts realized by the promoters for the 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 amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

NAUSHIK GOSWAMI
Notary, Govt. of West Bengal
Siliguri, Darjeeling -
Reg. No. 18/2017
Exp. Dt. 04/06/21

20 MAY 2020

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 completion of the project.
7. That promoters 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 to the percentage of completion of the project.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.



SAAS INFRA REALTY

Ashan Kumar Saha

Partner

NAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/27

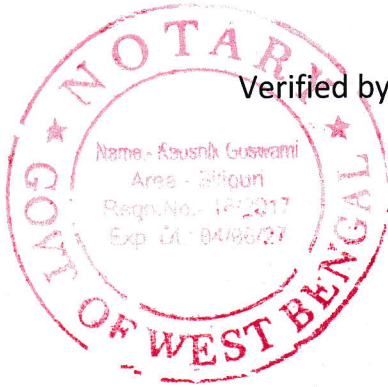
DEPONENT

20 MAY 2025

VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Siliguri**, on this 20 day of May, 2025.



SAAS INFRA REALTY

Ashok Kumar Soho
Partner

DEPONENT

IDENTIFIED BY ME

ADVOCATE

AFFIDAVIT
Solemnly affirmed before me
by Ashok Kumar Soho
of Siliguri
Identified by N. S. D. Das
on this the 20 day of May 2025

[Signature]
KAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/05/27

20 MAY 2025