

पश्चिम बंगाल WEST BENGAL



**FORM 'B'**

**AFFIDAVIT CUM DECLARATION**

Affidavit-Cum-Declaration of **MR. TASIM RAJA** [PAN NO BFWPR3977P] [AADHAR NO. 9053 5566 2204] Son of Mr. Manglu Hosain, aged about 32 years, by Faith – Muslim, by Occupation – Business, by Nationality – Indian and residing at Lenin Colony, Matigara, Jitu, Matigara, Police Station & Post office – Matigara, District-Darjeeling, Pincode - 734010, in the State of West Bengal being one of the Partner's of "**PARADISE DEVELOPERS**" and being the promoter of the proposed project.

**KAUSHIK GOSWAMI**  
Notary Gr. 1. of West Bengal  
Siliguri, Darjeeling  
Reg. No. 16/2017  
Exp Dt. - 04.06.2027

Cont...P-2

28 MAR 2026



I, **MR. TASIM RAJA** [PAN NO BFWPR3977P] [AADHAR NO. 9053 5566 2204]  
 Son of Mr. Manglu Hosain, aged about 32 years, one of the Partner's of  
 "**PARADISE DEVELOPERS**" and being the promoter of the proposed project do  
 hereby solemnly declare, undertake and state as under:

**1. THAT THE LANDLOADS NAMES ARE:**

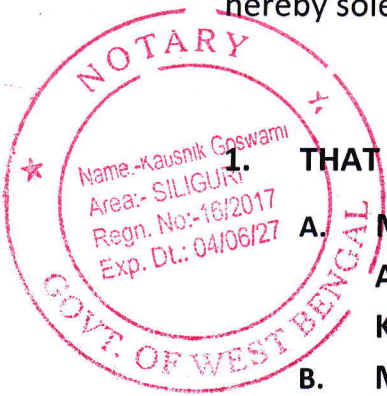
- A. **MR. MD. FARMAN S/o LATE HAMIDUR RAHAMAN, RESIDING AT AZAM NAGAR, PO & PS - AZAM NAGAR, (WEST TOLA), DISTRICT-KATI HAR, IN THE STATE OF BIHAR PINCODE- 855113.**
- B. **MR. MASSOM RAZA S/o LATE ZIYAHUR RAHAMAN, RESIDING AT MASJID PARA, PO & PS - BAGDOGRA, DISTRICT – DARJEELING, IN THE STATE OF WEST BENGAL, PINCODE – 734014.**
- C. **MRS. FARHIN AFZAL W/o ASIF IQBAL, RESIDING AT RAHIKA TALA, WARD NO. 22, ARARIA, PO & PS. ARARIA, DISTRICT – ARARIA, IN THE STATE OF BIHAR, PINCODE – 854311.**
- D. **MRS. SHAZIA AFZAL W/o MD ARSHAD HUSSAIN, RESIDING AT NEAR AZAD ACADEMY SCHOOL, WARD NO 20, ARARIA, PO & PS – ARARIA, DISTRICT – ARARIA, IN THE STATE OF BIHAR, PINCODE – 854311.**
- E. **MR. AMIR NIZAMAI S/o ABDUL HASIB, RESIDING AT NEAR AZAD ACADEMY SCHOOL, WARD NO 20, ARARIA, PO & PS – ARARIA, DISTRICT – ARARIA, IN THE STATE OF BIHAR, PINCODE – 854311.**

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.

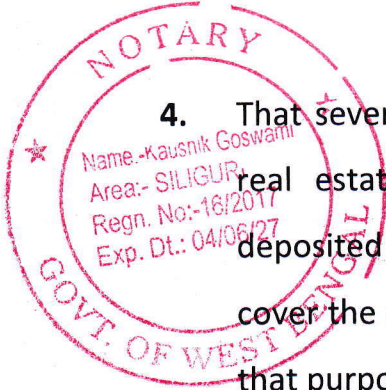
2. That the said land is free from all encumbrances.



**KAUSHIK GOSWAMI**  
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3. That the time period within which the project shall be completed by the promoters is (**DELEVERY DATE OF PROJECT 31<sup>ST</sup> DECEMBER - 2027**).



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.

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.

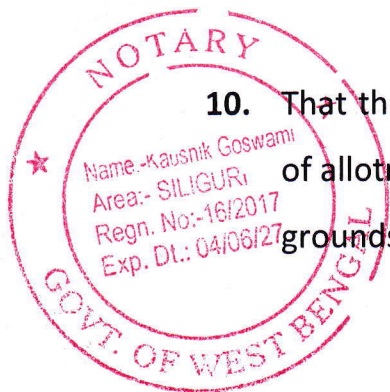
7. That promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected 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.

  
**KAUSHIK GOSWAMI**  
 Notary Govt. of West Bengal  
 Siliguri, Darjeeling  
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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.



PARADISE DEVELOPERS  
*Tasim Raja*  
Partner

DEPONENT  
(MR. TASIM RAJA)

**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 \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_  
2026.

PARADISE DEVELOPERS  
*Tasim Raja*  
Partner

DEPONENT  
(MR. TASIM RAJA)

IDENTIFIED BY ME

**AFFIDAVIT**  
Solemnly Affirmed before me  
By *Tasim Raja*  
Of *Siliguri*  
Identified by *Silpa Anand*  
This the *28* Day of *M* 20*26*

*(Signature)*  
**KAUSHIK GOSWAMI**  
Notary Govt. of West Bengal  
Siliguri, Darjeeling  
Reg. No. 16/2017  
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*(Signature)*  
ADVOCATE