

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

81AB 649302

FORM 'B'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nikhil Tahlani, (PAN: BAAPT6243B), son of Sri Dilip Tahlani, age about 27 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 485/486, Parnasree Pally, Kolkata - 700060, West Bengal, Director of the promoter (Firstbliss Enterprises Private Limited) of the proposed project "RAAJ SAPPHIRE" situated at Premises No.23, Parnasree Pally Road, KMC Ward No. - 131, P.O. Parnasree Pally, P.S. Behala, District- South 24 Parganas, Kolkata-700060 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30/06/2023;

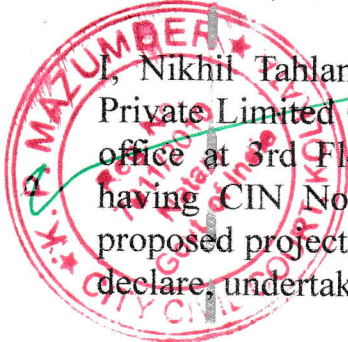
I, Nikhil Tahlani, Director of the promoter Firstbliss Enterprises Private Limited, a Private Limited Company incorporated under companies Act, 2013 having its registered office at 3rd Floor, Raj Laxmi Apartment, 428, Parnashree Pally Kolkata - 700060 having CIN No.: U74999WB2022PTC256032 & PAN No. : AAFCF1645J, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani

30 JUN 2023

DIRECTOR



1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30/06/2025.
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, we / promoter 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, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / promoter 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.




FIRSTBLISS ENTERPRISES PRIVATE LIMITED
 Nikhil Talwar
 DIRECTOR

Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom
 Verified by me at Kolkata on this 30th day of June, 2023

Signature Attested
 on Identification

 K. P. Mazumder, Notary
 City Civil Court, Kolkata
 Reg. No.-7911/2010 Govt. of India

FIRSTBLISS ENTERPRISES PRIVATE LIMITED
 Nikhil Talwar
 DIRECTOR

Deponent

30 JUN 2023

IDENTIFIED BY

 S. Dany
 ADVOCATE