

SL. NO. ....



पश्चिम बंगाल WEST BENGAL

19AC 166941

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. Dilip Tahlani, (PAN: ABVPT1246P), son of Sri Thakurdas Tahlani, age about 58 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Mailing Address No. 428, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata- 700060, Director of the promoter (**FIRSTBLISS ENTERPRISES PRIVATE LIMITED**) of the proposed project "**RAAJ PLATINA**" situated at Premises No.- 110, Parnasree Pally Road No. IV, Ward No. 131 under KMC, P.O. Parnasree Pally, P.S. Parnasree, District- South 24 Parganas, Kolkata- 700060 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/06/2026;

I, Dilip Tahlani, Director of the (promoter) **FIRSTBLISS ENTERPRISES PRIVATE LIMITED**, a Private Limited Company incorporated under companies Act, 2013 having CIN: U74999WB2022PTC256032 & PAN: AAFCF1645J, having its registered office at 428, Parnasree Pally Road No-III, 2nd Floor, Raj Laxmi Apartment, Ward No. 131 under KMC, P.O. & P.S.- Parnasree, Kolkata- 700060 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. That the Promoter **FIRSTBLISS ENTERPRISES PRIVATE LIMITED** has a legal title to the land on which the development of the proposed project is to be carried out.

20 JUN 2026

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10/10

No:.....Date:.....Rs

Name:.....

Address:.....

Vendor - Washim Gazi  
Alipore Judges Court  
Kolkata-700 027

**D. Chowdhury**  
Advocate  
Alipore Judges Court  
Kolkata-700027

16 MAR 2026

Signature of Vendor



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16 MAR 2026  
ALIPORE JUDGES COURT  
KOLKATA-700027

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ALIPORE JUDGES COURT  
KOLKATA-700027

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16 MAR 2026  
ALIPORE JUDGES COURT  
KOLKATA-700027

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 us/promoter is 30/04/2028.
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.

Identified by me  
S. Das  
Advocate

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nishu 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 20<sup>th</sup> day of June, 2026.



FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nishu Talwar

Solemnly Affirmed & Declared  
Before me on Identification

K. P. Mazumder  
K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

Deponent

20 JUN 2026

DIRECTOR