



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

46AB 685539

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr. Soumya Sahu,
Director of Texture Realty Private Limited:**

I, Soumya Sahu, son of Late Arabinda Sahu aged about 33years residing at Vill.-Barbahala, P.O.- Mecheda, P.S – Kolaghat, Dist.- Purba Medinipur, PIN-721137 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

Or

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.

or

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.



5/4/21
S. K. KARAK
NOTARY, TAMLUK

Identified by me and
signed in my presence.

Soumya Sahu
Director

Suman Karak, Advocate

TEXTURE REALTY PVT. LTD.

3. That the time period within which the project shall be completed by me/ promoter is 31st Day of March, 2024 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have/ has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

137/21

- 5 APR 2021



TEXTURE REALTY, PVT. LTD.
 Soumya Salu
 Deponent Director

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 Kolaghat on this 5th day of April, 2021.

TEXTURE REALTY PVT. LTD.
 Soumya Salu
 Deponent Director

Identified by me and
 signed in my presence.

Suman Karak
 Suman Karak, Advocate

05.04.21

DEPONENT IS IDENTIFIED AND HAS
 SIGNED THIS AFFIDAVIT ON OATH BEFORE
 ME ON THIS.....DAY OF.....20

Sankar Kumar Karak
 5/4/21

SANKAR KUMAR KARAK
 Appointed by Govt. of West Bengal
 Under the Notaries Act 1952 (Act No.-53 of 1952)
 for Tamluk, Dist.- Purba Medinipur