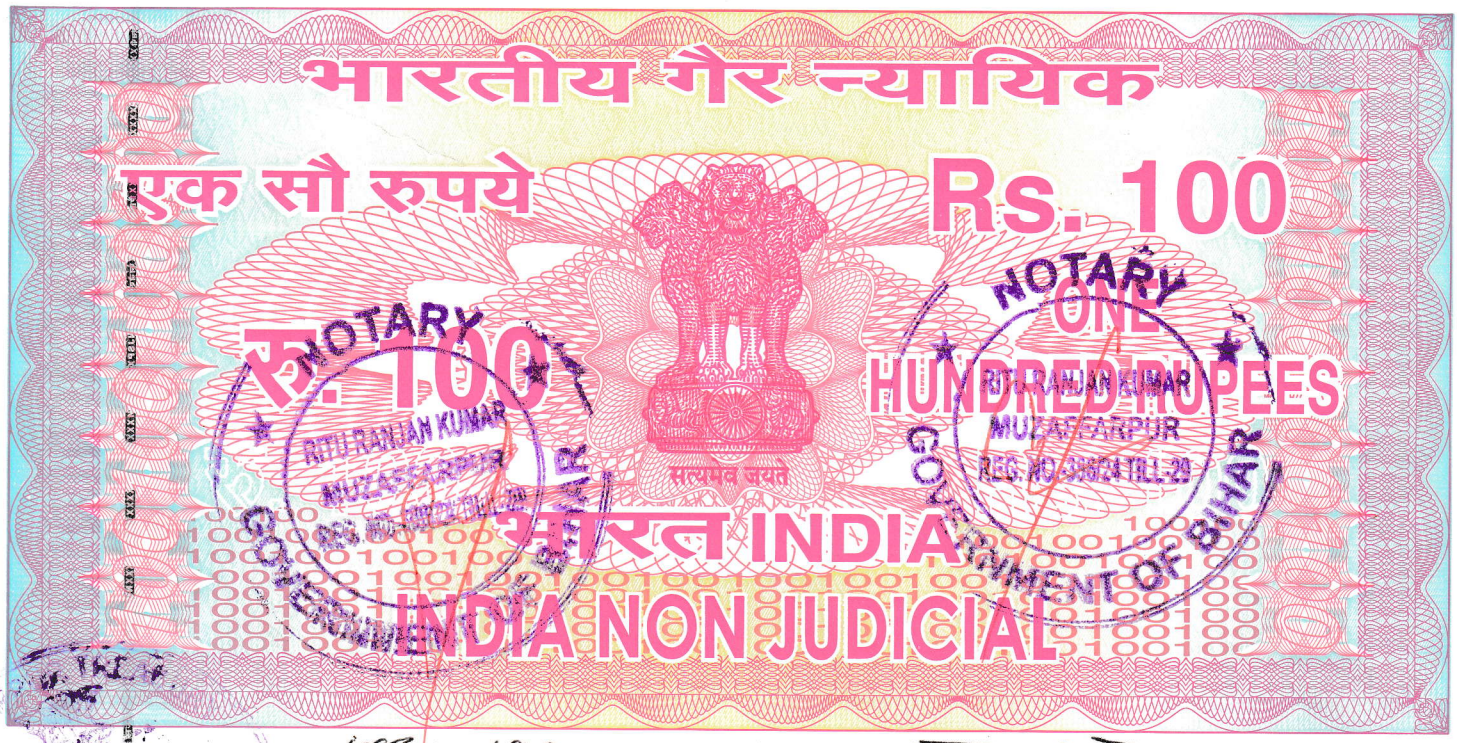


बिहार BIHAR

AS 772956

FORM B

(See rule 3(4)

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

Sr. No. Book No.

Date 29 MAY 2026

Affidavit-cum-Declaration

Affidavit cum Declaration of **MR. Gajanand Munka,** S/o Madan lal munka, Atmosphere Appartment Flat –E111, Floor-11th, 1001/ A E. M. Bypass, VTC-Govinda khatick road, PO- Govinda khatick road, Dist-kolkataWest Bengal-700046, authorised signatory of the company, on behalf of Munka tradecomm Private Limited (promoter of the project/duly authorized by the promoter of the project.

I **Gajanand Munka**, S/o Madan lal munka, Atmosphere Appartment Flat –E111, Floor-11th, 1001/ A E. M. Bypass, VTC-Govinda khatick road, PO- Govinda khatick road, Dist-kolkataWest Bengal-700046, authorised signatory of the company on Behalf of Munka Tradecomm Private Limited duly authorized by the promoter of the project) do hereby solemnly declare, undertake and state as under

MUNKA TRADECOMM PRIVATE LIMITED, Regt at NEW TOWN SQUARE, UNIT - 3A CHINARPARK, P.S. RAJARHAT, ATGHARA , KOLKATA, West Bengal, India - 700136., 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 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 proposed Project Name Shall be "**MUNKA TRADECOMM**".
3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be compeleted by the promoter (31/05/2029)

5. The seventy percentage of the amounts Realized by the promoter for the real ence project from the allottees from time to time, shall be deposited in a separate account to be maintanted a scheduled bank to cover the cost of land development.

6. That the amounts from the separate account shall be withdrawn by the promoter in propotion to the percentage of completion of the project

7. That the amounts from the separate accounts shall be withdrawn by the promoter after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

8. That the promoter shall get the accounts audited within six months after the end of every financial year a chartered accountant in practice, and shall produce a statement of accounts duly certified and sgned by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project

9. That the promoter shall take all the pending approvals on time, from the competent authorities.

10. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder

11. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be

Deponent

Verification+

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

Date: 28/05/2026
Place: Kishanganj

The Deponent identified by Advocate Has Solemnly by declared before me

RITU RANJAN KUMAR
NOTARY, REG. NO.-366/24 TILL-29
CIVIL COURT, MUZAFFARPUR (BIHAR)

28/05/2026