



महाराष्ट्र MAHARASHTRA

2024



FORM 'B'

[See Rule 3(6)]

**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 **SMC INFRA** through its Partner and
Authorized Signatory **Shri.Surendra Mohan Mangaldas Chadda**,
Promoter of the proposed New project "**GOVIND PARK**", duly authorized by
the Promoters of the Proposed New Project, vide its authorization letter
Dated 13th January 2025;

१) दस्तावा प्रकार/अनुच्छेद क्रमांक	शापचाप
२) दस्त नांदणी करणार आहेत वसम ?	होय/नाही
३) नांदणी करणार असल्यास दुसऱ्या पक्षाचे कार्यालयाचे नाव	दुसऱ्या निबंधक कः
४) मिळकतीचे वर्णन -	
५) मोबदला रक्कम	
६) मुद्रांक विक्रेता व्यक्तीचे नाव	रमेश राम की इष्टा
७) दुसऱ्या पक्षाचा नाव	
८) हस्त अस्त्यास त्याचे नाव व पत्ता	संजय, गोष्ट
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नाव वही क्र. व क्र.	26634
११) मुद्रांक विक्रेता याच्यासाठी	13 JAN 2025
<p><i>S. S. T.</i> सरिता जेता</p> <p>मुद्रांक विक्रेता, ला. क्र. १/८८, कोड क्र. ४६०१०१५ गोलछा मार्ग, सदर बजार, नागपूर-९</p>	

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13 JAN 2025

13 JAN 2025



FORM 'B'

[See Rule 3(a)]

DECLARATION SUBMITTED BY AN ATTORNEY, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Attest: own Declaration

Attest: own Declaration at SMC WETA through the Partner and Authorized Signatory Shri. Suresh Chandra Mangalhar Chadda

Promoter of the proposed New project "GOVIND BAKL" duly authorized by the Promoters of the proposed New Project who are authorized here

Dated 13th January 2025

Project Details: **"GOVIND PARK"**, admeasuring **23,379.39 Sq.Mtrs,**
Situated at Khasra No.15(Part), P.H.No.15, Mouza-Bhilgaon, Tah.-
Kamptee, Dist.-Nagpur-441001.

We, SMC INFRA through its Partner and Authorized Signatory
Shri.Surendra Mohan Mangaldas Chadda , Promoter of the Project duly
authorized by the promoter of the proposed New project do hereby solemnly
declare, undertake and state as under :-

1. a) That, the Promoter has a legal title Report to the land on which the
development of the proposed New 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, there are no encumbrances including dues on the said project.
The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before
31/12/2028.

4. For New projects :-

That seventy per cent of the amounts realised by me 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.

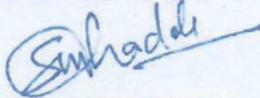
5. That the amounts from the separate account shall be withdrawn in
accordance with Rule 5 of the Maharashtra Real Estate (Regulation
and Development) Rules, 2017.
6. That, the promoter shall get the accounts audited within six months
after the end of every financial year by a practicing Chartered
Accountant, and shall produce a statement of accounts duly certified
and signed by such practicing 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.

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



SMC INFRA

PARTNER

Shri. Surendra Mohan Mangaldas Chadda
(Partner and Authorized Signatory)

SMC INFRA

(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 on this day of **13th January 2025**.

SMC INFRA
Surendra
PARTNER

Shri.Surendra Mohan Mangaldas Chadda
(Partner and Authorized Signatory)

SMC INFRA
(Deponent)



Be Sworn Solemnly Affirmed
by On above

Who is personally Known to
me / Identified by —
before me on this 13th day
of Jan 2025 at Nagpur

Archana
13/01/2025

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
CHARE TOWN, DHARAMPETH
NAGPUR-440010

