



महाराष्ट्र MAHARASHTRA

2017

SE 877442



प्रधान मुद्रांक कार्यालय, मुंबई
प.स. वि. क्र. ८००१००९
20 JUN 2017
सक्षम अधिकारी

श्री. सु. का. पारख

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

Affidavit cum Declaration

We, MAHINDRA BEBANCO DEVELOPERS LIMITED, a Company incorporated and registered under the Companies Act, 1956 and having its Registered Office at Mahindra Towers, 5th Floor, Worli, Mumbai – 400018 and the Nagpur office at MIHAN SEZ, De-Notified Area, Beside D. Y. Patil International School, Khapri, Nagpur 441 108, the Promoter of the One going project through its Authorized Signatory Mr. Ramesh Ranganathan authorized by Board Resolution dated 27th January, 2017 do hereby solemnly declare, undertake and state as under:



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1. That we are the owner of all that piece or parcel of leasehold land situated at MIHAN in Nagpur, Maharashtra, India measuring to 1,02,192.84 sq.mtr. equivalent to 25.2524 acre situated within Revenue village Khapari (Railway) bearing Khasara Nos./Survey Nos. 17(pt.), 18(pt.), 19(pt.), 26(pt.), 27(pt.), 28, 29(pt.), 30(pt.), 31(pt.), 35(pt.), 36(pt.), 39(pt.), Government Land – Nallah(pt.) and Road(pt.); Sub-Division and Taluka, Nagpur (Rural); District, Nagpur in the MIHAN ("the Project Land") and has a legal Title to the same. M/s. Sandeep Shastri and Associates, Advocates & Legal Consultants has issued the Title Report dated 1st June, 2017 certifying out title to the Project Land.

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2. We as a Developer has proposed to launch a project named "Bloomdale" on the Project Land, for which Maharashtra Airport Development Company Ltd Authority has sanctioned the Lay Out Plan ("Proposed Project").
3. We as a Promoter has constructed/intend to construct, in a phase wise manner, 10 number of residential buildings, 72 number of Row Houses (with exclusive right to use attached garden/terrace), 64 number of Duplexes Homes along with common infrastructure and amenities as a part of single Lay Out. The details of the total number of Wings/ buildings constructed/ to be constructed in a phase wise manner on a Project Land and their status is as follows:

Building or Block Name & Number / Real Estate Project	Wing	Number of floors	Flats/Row Houses/ Duplexes in building	Status
Building No 01	2	S+7	70	OC Received
Building No 02	3	S+7	98	
Building No. 03	4	S+7	140	
Row House 02 (19-24)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 03 (7-12)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 04 (13-18)	NA	G+1	6 (Each Row House being separate Apartment)	
Duplex Home 01 (1-2)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 02 (7-8)	NA	G+3	8 (4 apartments in each Duplex)	
Building No 04	3	S+7	84	

Building No 07	3	S+7	84	Sanctioned (Ongoing)
Building No 08	4	S+7	140	
Building No 09	3	S+7	98	
Building No 10A	1	S+7	28	
Building No 10B	1	S+7	42	
Row House 05 (25-30)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 06 (33-48)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 07 (31-36)	NA	G+1	6 (Each Row House being separate Apartment)	
Duplex Home 03 (DH 3 & 4)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 04 (DH 5 & 6)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 06 (DH 15 & 16)	NA	G+3	8 (4 apartments in each Duplex)	
Building 05	4	S+7	126	(Proposed)
Building 06	4	S+7	126	
Duplex Home 05 (9-10)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 07 (11-12)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 08 (13-14)	NA	G+3	8 (4 apartments in each Duplex)	
Row House 01 (1-6)	NA	G+1	6 (Each Row House being separate Apartment)	

Row House 08 (37-42)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 09 (49-54)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 11 (55-60)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 12 (61-66)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 10 (67-72)	NA	G+1	6 (Each Row House being separate Apartment)	
Club House	NA	G+1	NA	Sanctioned (Ongoing)

4. We as Promoter intend to register 5 number of Buildings (Building no.10 is registered separately wing-wise being 10A and 10B), 3 Blocks of Row Houses and 3 Blocks of Duplexes with RERA Authority, being 12 separate Real Estate Projects. The Details of the same along with completion date are as under:

DETAILS FOR BUILDINGS

Building or Block Name & Number / Real Estate Project	Wing	Number of floors	Flats / Row Houses / Duplexes in building	Completion Date
Building -04	3	S+7	84	30 Mar 18
Building -07	3	S+7	84	28 Sept 20
Building -08	4	S+7	140	30 Mar 19
Building -09	3	S+7	98	30 Mar 19

Building -10A	1	S+7	28	30 Jan 19
Building -10B	1	S+7	42	30 Jan 19

DETAILS FOR ROW HOUSES

Block Name & Number / Real Estate Project	Row House Nos.	Number of floors	Row Houses in each Block	Completion Date
Row House 05	25, 26, 27, 28, 29 & 30	G+1	6	30 Nov 18
Row House 06	43, 44, 45, 46,47 & 48	G+1	6	30 Nov 18
Row House 07	31, 32, 33, 34, 35 & 36	G+1	6	30 July 19

DETAILS FOR DUPLEXES

Block Name & Number / Real Estate Project	Duplex Nos.	Number of floors	Apartment in Block	Completion Date
Duplex Home 03	3 & 4	G+3	8	30 Jun 18
Duplex Home 04	5 & 6	G+3	8	30 Dec 18
Duplex Home 06	15 & 16	G+3	8	30 Mar 20

5. The Project Land is free from all encumbrances except the Project Land is being mortgaged in favour of Kotak Mahindra Bank Limited for loan / facilities availed by the Promoter. The original title deeds have been deposited as a security for due repayment of loan facilities with Kotak Mahindra Bank Limited. The mortgage in favour of Kotak Mahindra Bank Limited has been registered with the Registrar of Companies, Mumbai, Maharashtra bearing Charge Identification No.10416585 dated 17th July, 2013. In terms of the loan documents, the Kotak Mahindra Bank Limited has agreed that the Promoter in its normal course of business can sell the apartments and upon intimation of such sell to Kotak Mahindra Bank Limited, the Bank shall release its charge on the apartments sold by the Promoter. The

Promoter shall ensure that prior to the conveyance of the Project Land to the Apex Association of the Allottees, the said facilities shall be fully repaid and satisfied by the Promoter.

6. That seventy per cent of the amounts to be realized hereinafter by us 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.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 and as per the circulars, notification issued by the RERA Authority from time to time.
8. That we 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 utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. We shall take all the pending approvals on time, from the Competent Authorities.
10. That we shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
11. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, constructed /to be constructed in a Real Estate Project.

Mahindra Bebanco Developers Limited

Authorised Signatories

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 28 JUL 2017 day of _____.

Mahindra Bebanco Developers Limited

[Signature]
Authorised Signatories
Deponent

[Handwritten mark]



BEFORE ME

[Signature]
R.L. PANDEY
MALLB
NOTARY
MAHARASHTRA
(Govt. of India)

12 8 JUL 2017

Register Sr. No 28-5-17 5068
Dated 28 JUL 2017