भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UV 594673

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 6376 Date 25 MAR 2019 Rs. 100/-

Stamp Purchaser's Name Mahindra Bloomdale Developers Ltd

Place of Residence Khapri Nagpur – 441108

Through Name Umesh Bansode

Stamp Purchaser's Sign.

मध्य कोषागार अधिकारी पुणे

15 MAR 2019

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

Sign. JAY D. WANWARI, Lic.No.: 2201067
(Stamp Vendor) Vishakha Xerox Copiers, Pimpri, Pune-411 017

NOTARY GOVT. OF INDIA

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

We, **MAHINDRA BLOOMDALE DEVELOPERS LIMITED (formerly known as 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, Nagpur441 108, the Promoter of the new project through its Authorized Signatory **Mr.Madhusudan Pattanaik** authorized by Board Resolution dated 17th July, 2018 do hereby solemnly declare, undertake and state as under:

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.

2. That 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 7th March, 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.

3. That the time period within which this Real Estate Projects shall be completed by me/promoter from the dates of registration of Real Estate Project shall be 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
Row House 09 (49-54)	NA	G+1	6 (Each Row House being separate Apartment)	30 Sept 2021
Row House 10 (67-72)	NA	G+1	6 (Each Row House being separate Apartment)	30 Sept 2021
Row House 1 (1-6)	NA	G+1	6 (Each Row House being separate Apartment)	30 May 2022
Duplex Home 05 (9-10)	NA	G+3	8 (4 apartments in each Duplex)	30 Sept 2021
Duplex Home 07 (11-12)	NA	G+3	8 (4 apartments in each Duplex)	30 Sept 2021
Building - 05	4	S+7	126	30 May 2022

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	
Building No 04	3	S+7	84	
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)	
Row House 05 (25-30)	NA	G+1	6 (Each Row House being separate Apartment)	
Row House 06 (43-48)	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)	
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)	
Building No 06	4	S+7	126	Sanctioned (Ongoing)
Building No 07	3	S+7	84	
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 07 (31-36)	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 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)	
Duplex Home 06 (DH 15 & 16)	NA	G+3	8 (4 apartments in each Duplex)	
Duplex Home 08 (13-14)	NA	G+3	8 (4 apartments in each Duplex)	
Building 05	4	S+7	126	
Row House 01 (1-6)	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 10 (67-72)	NA	G+1	6 (Each Row House being separate Apartment)	New Project

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)	
Club House	NA	G+1	NA	Completed

All above Phases / Real Estate Project are hereinafter collectively referred to as the said **"Project -Bloomdale"**.

4. 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.

5. 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.

6. 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.

7. We shall take all the pending approvals on time, from the Competent Authorities.

8. 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.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

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 Mumbai on this 25th March day of _____, 2019.

Deponent

NOTARY VIKRAM RAJARAM GALPHADE PUNE R. No. 3415 Exp. Dt. 08/05/2021 GOVT. OF INDIA

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BEFORE ME
25/03/2019
VIKRAM R. GALPHADE
ADVOCATE & NOTARY
UNION OF INDIA
Laxmi Nagar, Walhekarwadi,
Chinchwad PUNE 411 033
25/03/2019

Noted & Registered
at Serial Number
260/2019