B. K. Khare & Co.
Chartered Accountants

706/708, Sharda Chambers, New Marine Lines, Mumbai – 400 020, India

To
Mahindra Bloomdale Developers Limited
(Formerly Mahindra Bebanco Developers Ltd)
5th Floor, Mahindra Tower, Worli, Mumbai 400018

SUBJECT: Report on Statement of Accounts on project fund utilisation and withdrawal by Mahindra Bloomdale Developers Limited for the period from 01-04-2021 to 31-03-2022 with respect to Maha RERA Regn. Number **P50500020205**

1. This certificate is issued in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We here by confirm that we have examined the prescribed registers, books and documents, and relevant records of Mahindra Bloomdale Developers Ltd. for the period ended 31st March 2022, and hereby certify that:

    i. M/S. Mahindra Bloomdale Developers Limited have completed 80.57% of the project titled **Bloomdale RH 9(49-54), RH 10(67-72), DH 5(9&10), DH 7(11&12) Phase 4C** Maha RERA Regn. No. **P50500020205** located at plot bearing / CTS / Survey / Final Plot No.: 17 part 18 part 19 part and 26 part 27 part 28 part 29 part 30 part 31 part 35 part 36 part 39 part at Khapari Nagpur (Rural), Nagpur, 441108

    ii. Amount collected during the year for this project is Rs. 6,84,00,717/- (70%) and amounts collected till date, i.e. 29th March 2019 to 31st March 2022 is Rs. 11,98,55,088/- (70%) (6,84,00,717 + 5,14,54,371)

    iii. Amount withdrawn during the year for this project is Rs. 6,23,00,000/- and amount withdrawn till date, i.e. 29th March 2019 to 31st March 2022 is Rs. 11,19,00,000/- (6,23,00,000 + 4,96,00,000)

4. We certify that the Mahindra Bloomdale Developers Ltd. has utilised the amounts collected for Bloomdale project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

5. This certificate should be read with the explanatory notes attached to this certificate.

For B. K. Khare & Co.,
Chartered Accountants
Firm's Registration No.: 105102W

Aniruddha Mohan Joshi
Digitally signed by Aniruddha Mohan Joshi
Date: 2022.09.08 17:40:13 +05'30'

Aniruddha Joshi
Partner
Membership No.: 040852
UDIN: 22040852ARKEUP2736
Mumbai
September 08, 2022

Explanatory Notes to certificate on project fund Utilization end withdrawal by Mahindra Bloomdale Developers limited with respect to MAHA RERA

1. Our certificate dated September 08, 2022 should be read with the explanatory notes attached thereto.

Management's Responsibility

2. The computation of amounts as mentioned in relation to project und utilization and withdrawal is the responsibility of the Management of the Mahindra Bloomdale Developers Limited (the "Company") having its Registered Office at 5th Floor, Mahindra Towers P. B. Marg, Worli, Mumbai 400018, including the preparation and maintenance of all accounting and other relevance supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to compliance of terms and conditions of the regulations.

3. The Company is solely responsible to comply with all relevant provisions of Real Estate (Regulation and Development) Act, 2016 and all terms and conditions referred in the circulars and regulations therein.

Our responsibility

4. Pursuant to the requirements of the regulations, it is our responsibility to provide a reasonable assurance in relation to amounts collected and withdrawn from specified bank account during the year and till date.

5. For issuing this certificate we conducted our examination in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we co ply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

6. We have complied with the relevant applicable requirements of the standard on Quality Control (SQC) 1, Quality Control for firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

7. We have verified amounts collected and amounts withdrawn from designated bank account opened for this purpose.

8. The amounts collected during the year and till date mentioned in the certificate represent 70% of the total amount received from customers.