1187/2018



महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UH 280049

It is compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase.

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 21708 Date '24 DEC 2018' Rs. 100/-

Stamp Purchased by Mahindra Behanco Developers Ltd

Place of Residence Pimpri Pune 18

Through Name Chandu Kiranagi

Stamp Purchaser's Sign.

24 DEC 2018

Sign. : D. G. WANWARI, Lic.No.: 2201063
(Stamp Vendor) B-Block, 29/10, Pimpri, Pune-411 017

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

NOTARY VIJAY J. KHOSLE NOTARY GOVT. OF INDIA REG. NO. 1450 Ex. On 05/01/2019 GOVERNMENT OF INDIA

AFFIDAVIT CUM DECLARATION

Mahendra Patil

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UH 280050

It is compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase.

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 21709 Date 24 DEC 2018 Rs. 100/-

Stamp Purchaser's Name Mahindra Bebanco Developers Ltd

Place of Residence Pimpri Pune 18

Through Name Chandu Kramagi

Stamp Purchaser's Sign.

Sign. : D. G. [illegible]

(Stamp Vendor) B-Block [illegible], Pimpri, Pune-411 017

24 DEC 2018

NOTARY VIJAY J. BHOSLE NOTARY GOVT. OF INDIA REG. NO. 1430 Ex. On 05/01/2019 GOVERNMENT OF INDIA

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, 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:

Madhusudan Pattanaik

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.

3. That the time period within which this Real Estate Project shall be completed by me/promoter from the date of registration of Real Estate Project shall be DEC 2020 The details of the same 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
Row House 12 (67-72)	NA	G+1	6 (Each Row House being separate Apartment)	DEC 2020

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)	
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 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 05 (25-30)	NA	G+1	6 (Each Row House being separate Apartment)	

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Row House 06 (43-48)	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)	
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)	
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 08 (13-14)	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	
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)	New Project

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Row House 10 (67-72)	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 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	Sanctioned (Ongoing)

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.

Date - 26-12-2018
Pune -

Mr.Madhusudan Pattanaik
Deponent

Mahindra Bloomdale Developers Ltd. Nagpur

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 Pune /~~Mumbai~~ on this 26th day of December, 2018.

Mahindra Bloomdale Developers Ltd. Nagpur

Mr.Madhusudan Pattanaik
Deponent

NOTARY GOVT. OF INDIA

BEFORE ME
26/12/2018
VIJAY J. BHOSLE
NOTARY
GOVT. OF INDIA.
Kasarwadi, Pune - 34.

Noted & Registered