भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY

34AA 180368

06 JUN 2023

Stamp Head Clerk / Sr. Clerk

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG
ENTRY NO. 7956
DATE 14/6/2023

SEAL OF NOTARY RAKESH N. MOHOD Dist. Nagpur (M.S.) INDIA Regn. No. 15138 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.Jayant Kadhao** authorized by Board Resolution dated 27th July, 2022 do hereby solemnly declare, undertake and state as under:

Mahindra Bloomdale Developers Ltd. Nagpur

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 favor 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
Bloomdale 4B (B5 & Row House 1-6)	NA	G+7 G+1	B5-126 units RH 1-6 (6 units)	29 May 2024

We as a Promoter has constructed/intend to construct, in a phase wise

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)	

Nagpur (M.S.) INDIA Regn. No. 15138 GOVT. OF INDIA

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	OC Received
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 No 06	4	S+7	126	Sanctioned (Ongoing)
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)	
Building 05	4	S+7	126	
Row House 01 (1-6)	NA	G+1	6 (Each Row House being separate Apartment)	
Duplex Home 07 (11-12)	NA	G+3	8 (4 apartments in each Duplex)	

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

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.

Mahindra Bloomdale Developers Ltd

Authorized Signatory

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 Nagpur on this ____day of _____, 2023.

SWORN BEFORE ME ON THIS 14 THE DAY OF June 2023 AT NAGPUR BY SHRI/SMT/KU. ... R/o. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT ... ADVOCATE, NAGPUR

RAKESH N. MOHOD NOTARY

Mahindra Bloomdale Developers Ltd

Authorized Signatory