

Nitin Builders & Developers

Date: -

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Format 'A'

DECLARATION ABOUT RERA DESIGNATED BANK ACCOUNTS FOR REAL ESTATE PROJECT

(On The Letter Head of the Promoter)

- A. Name Of The Promoter Organization: Mr. NITIN VITTHALRAO BHATKAR
proprietor of M/S NITIN BUILDERS AND DEVELOPERS
- B. Name Of The Project: **My Orchid Heights Phase I**

1. We aware of that as per sec.4(2)(I)(D) Real Estate(Registration And Development)Act,2016,promoters are required to Open a **" Separate Bank Account"** in a scheduled bank to for the purpose of depositing seventy per cent of the amounts realized for the real estate project from the allottees, from time to time.
2. And, We are aware that, as per MahaRERA Order NO.56/2024 dated 27/06/2024, promoters shall follow the procedure for the operation and maintenance of bank accounts for the project.
3. Accordingly, We have opened RERA designated bank accounts in a scheduled bank for this real estate project/ phase of real estate project the particulars whereof are as follows;

Bank Name-DCB Bank Ltd.

Branch Name and address-Amravati 435, Ayur Mall, Dastur Nagar Road, Fasrhi
Stop, Amravati, Maharashtra, 444606

IFSC Code of Bank DCBL0000435

Email id of Branch Manager-rajesh.kakade@dcbbank.com

Table-1

Bank Account Type	Nitin Builder and Developers RERA Designated Collection Bank Account for My Orchid Heights Phase I	Nitin Builder and Developers RERA Designated Separate Bank Account for My Orchid Heights Phase I	Nitin Builder and Developers RERA Designated Transaction Bank Account for My Orchid Heights Phase I
Account Number	43522000000028	43522000000037	43522900001038

Nitin Builders & Developers
Proprietor

4. We hereby confirm that-

- a. The aforesaid RERA designated bank accounts are RERA –designated bank accounts, exclusively for depositing all the collections received from the allottees from time to time as mentioned in the agreement for sale including parking, amenity and any other charges excluding all other taxes and statutory duties.
- b. We have given the standing instructions to the bank for auto-sweep transfer facility to transfer the amount deposited in “**Nitin Builder and Developers RERA Designated master bank Account for My Orchid Heights Phase I**” to the “**Nitin Builder and Developers RERA Designated collection bank accounts for My Orchid Heights Phase I**” of each promoter as per their share as mentioned in the contractual or legal arrangements of promoters.
- c. I/We have given the standing instructions to the bank for auto-sweep transfer facility of not less than seventy(70%) percent of the amount collected from allottees in “**Nitin Builder and Developers RERA Designated Collection Bank Account for My Orchid Heights Phase I**” to the “**Nitin Builder and Developers RERA Designated Separate Bank Account for My Orchid Heights Phase I**” and not more than thirty (30%) percent of the collected amount to the “**Nitin Builder and Developers RERA Designated Transaction Bank Account for My Orchid Heights Phase I**”
- d. “**RERA Designated Separate Bank Account**” of the project is not an escrow account and free from all encumbrances LIEN, loans, and third-party control i.e lender/bank/financial institution.
- e. The amounts in the “**RERA Designated separate Bank Account**” shall be withdrawn and used in consonance and in compliance with Section 4(2)(I)(D) of the Act, Rule 5 of the Rules, Regulations 3 of the Regulations, the Orders as well as the Circulars of MahaRERA and in compliance of Circular No.39/2021 dated 28.12.2021 read with Circular No.39A/2022 dated 17.03.2022;

The aforesaid RERA designated bank accounts shall be audited within six months after the end of every financial year and shall upload on MahaRERA promoter web page the statements of accounts duly certified and signed by a chartered accountant in practice.

Date- 24/10/2024

Promoters

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