Format 'A'

Declaration about RERA Designated Bank Accounts for real estate projects

(On the letterhead of the promoter)

A. Name of the Promoter Organization: **Raviraj Ventures**.

B. Name of the Project: **Gajanan Nagri III**.

1. I/We are aware that as per section 4 (2) (I) (D) of 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, I/We are aware that, as per MahaRERA Order No. __ dated__/__/2024, promoters shall follow the procedure for the operation and maintenance of bank accounts for the project.
3. Accordingly, I/ 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- Indian Bank

   Branch Name and address- Friend's Colony Branch, Plot No.2, Ganga Savitri Bhavan, Nagpur 441502

   IFSC Code of Bank- IDIB000F524

   Email id of Branch Manager- friendscolony.nagpur@indianbank.co.in

(For Single promoter)

Table- 1

Name of Designated Promoter- **Raviraj Ventures**			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number	**7846325109**	**7846325971**	**7846326883**

4. **We hereby confirm that-**

(For Single promoter and for multiple promoters having area share)

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. 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 **"RERA Designated Collection Bank Account"** to the **"RERA Designated Separate Bank Account"** and not more than thirty (30%) percent of the collected amount to the **"RERA Designated Transaction Bank Account"**

c. **"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.

d. 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, Regulation 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;

e. The aforesaid RERA designated bank accounts shall be audited within six months after 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.

(For multiple promoters having revenue share)

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 **"RERA Designated Master bank Account"** to the **"RERA Designated collection bank accounts"** of each promoter as per their share as mentioned in the contractual or legal arrangements of promoters.

c. 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 **"RERA Designated Collection Bank Account"** to the **"RERA Designated Separate Bank**

Account" and not more than thirty (30%) percent of the collected amount to the **"RERA Designated Transaction Bank Account"**.

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, Regulation 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- 19/09/2024

Raviraj Ventures
Promoter and Land Owner
(Deponent)