LUSH PROPERTIES-1

A.D. Complex Near Old Motor Stand Square, Itwari Nagpur-440002
Mail ID:- lushproperties10@gmail.com mobile: 9823067630

Format 'A'

Declaration about RERA Designated Bank Accounts for real estate projects

(On the letterhead of the promoter)

A. Name of the Promoter Organization: Lush Propertis-1

B. Name of the Project: Gulmohar Greens

1. I am 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 am aware that, as per MahaRERA Order No.56 dated 27/06/2024, promoters shall follow the procedure for the operation and maintenance of bank accounts for the project.

3. Accordingly, I have opened RERA designated bank accounts in a scheduled bank for this real estate project the particulars whereof are as follows:

Bank Name	Kotak Mahindra Bank
Branch Name and address	Branch name: Kingsway, Nagpur Address: 345 Shri Mohini complex, Ground Floor, Kingsway Nagpur 440001
IFSC Code of Bank	KKBK0000691
Email id of Branch Manager	0691_Nagpur_referal@kotak.com

(For Single promoter)

Table-1

Name of Designated Promoter- Lush Properties-1			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number	4950087067	4950087074	9767138000

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. I 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"

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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)(l)(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.

Date- 14/11/2024

Promoter
For Lush Properties-1
Vinod Agrawal