SHAYONA
VALLEY
LAND DEVELOPERS & BUILDERS

Office :- 001,3rd Floor,Aman's Serenity,Chhaoni Road, Nagpur-13.
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FORMAT - A

Declaration about Separate Bank Account for Real Estate Project

A. Name of the Promoter Organisation: **Shayona Valley**
(Through Partner/Member Mr. Haris Niyaz Ali)

B. Name of the Project : **Shayona Valley 2**
Situated on ALL THAT Piece and Parcel of land, being a portion of the entire land bearing Khasra number 196(Part), 197(Part) and 198, area admeasuring 2.1 Hr, 0.4375 Hr and 0.36 Hr respectively (21,000 Sq mtr, 4375 sq mtr and 3600 sq mtr respectively) thus total area admeasuring as per ownership document 2.8975 Hectares (28975 Sq mtr), out which net plottable area admeasuring 14281.94 sq mtr have been utilized for the above mentioned project, held in Bhokwatdar Class - 1 Rights, situated at Mouza-Brahmanwada, in Tahsil Nagpur (Rural) & District – Nagpur 441501

1.I/We are aware that as per section 4(2) (1) (D) of Real Estate (Regulation and Development) Act, 2016, Promoters are required to open a separate bank account in a Scheduled Bank for the purpose of depositing seventy per cent of the amounts realised for the Real Estate Project from the allottees, from time to time

2. And, I/We are 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/we have a Opened RERA Designagted Bank Account in a Scheduled Bank for this Real Estate Project/Phase of Real Estate Project the particulars whereof are as follows:

Bank Name: **ICICI Bank**

Branch Name and Address: Jafar Nagar Branch
Plot No 28, Awasti Chowk, Jafer Nagar, Nagpur - 440013, Maharashtra

IFSC Code of Bank : **ICIC0007395**

Email Id of Branch Manager : **manisha.jalit@icicibank.com**

For Single Promoter

Table 1

Name of Designated Promoter:	**Shayona Valley**		
Bank Account Type	**Shayona Valley RERA Designated Collection Bank Account for the Shayona Valley 2**	**Shayona Valley RERA Designated Seperate Bank Account for the Shayona Valley 2**	**Shayona Valley RERA Designated Transaction Bank Account for the Shayona Valley 2**
Account Number	**739505003310**	**739505003309**	**739505003311**

For Multiple Promoter having Area Share: Not Applicable

Table 1

Name of Designated Promoter:	**NA**		
Bank Account Type	**RERA Designated Collection Bank Account**	**RERA Designated Seperate Bank Account**	**RERA Designated Transaction Bank Account**
Account Number	**NOT APPLICABLE**		

Note: The above details shall be provided for designated promoter only

Table 2

Name of Promoter having Area Share	**NA**		
Bank Account Type	**RERA Designated Collection Bank Account**	**RERA Designated Seperate Bank Account**	**RERA Designated Transaction Bank Account**
Account Number	**NOT APPLICABLE**		

Note: If there are multiple promoters with area share, the above details shall be added for each promoter

For Multiple Promoter having Revenue Share: Not Applicable

Table 1

Name of Designated Promoter:	**NA**		
Bank Account Type	**RERA Designated Collection Bank Account**	**RERA Designated Seperate Bank Account**	**RERA Designated Transaction Bank Account**
Account Number	**NOT APPLICABLE**		

Note: The above details shall be provided for designated promoter only

Table 2

Name of other Promoter having Revenue Share	**NA**		
Bank Account Type	**RERA Designated Collection Bank Account**	**RERA Designated Seperate Bank Account**	**RERA Designated Transaction Bank Account**
Account Number	**NOT APPLICABLE**		

Note: If there are multiple promoters with revenue share, the above details shall be added for each promoter

4.I/We, hereby confirm that

(For Single Promoter and for Miutiple promoter 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 ie 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)(1)(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.

4.I/We, hereby confirm that

(For Single Promoter and for Miutiple promoter having Revenue Share) **Not Applicable**

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 ie 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.

SHAYONA VALLEY NAGPUR

SHAYONA VALLEY
(THROUGH PARTNER/ MEMBER MR. HARIS NIYAZ ALI)
PLACE: NAGPUR
DATE: 01/01/2025