

M/S AYODHYA MUKUNDA KESHAVAM

Format "A"

Declaration about Separate Bank Accounts for real estate projects.

(On the Letterhead of the promoter)

A. Name of the Promoter organization: - M/S AYODHYA MUKUNDA KESHAVAM OF SHRI KRISHNANU S/O HARISH AGRAWAL

B. Name of the Project: - "AYODHYA" at K H NO. 158/2, P H NO 33 MOUZA TARODI, TAH KAMPTEE DIST NAGPUR-441001

1. I/We are aware that as per section 4 (2) (1) (D) of the Real Estate (Registration and Development) Act, 2016, promoters are required to open a "separate bank account" in a scheduled bank for the purpose of depositing seventy percent 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.MahaRERA/Secy/File No.27/399/2024 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 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:- **KOTAK MAHINDRA BANK**

Branch Name and address: - Galaxy Towers-Unthkana Road-Medical Square-440009

IFSC Code of Bank: - KKBK0001839

Email id of Branch Manager :- 01839_Nagpurmedicalsquare_Refeeral@kotak.com

Table-1

Name of Designated Promoter- M/S AYODHYA MUKUNDA KESHAVAM			
Bank Account Type	"M/S AYODHYA MUKUNDA KESHAVAM " RERA Designated Collection Bank Account For "AYODHYA"	"M/S AYODHYA MUKUNDA KESHAVAM " RERA Designated Separate Bank Account "AYODHYA"	"M/S AYODHYA MUKUNDA KESHAVAM " RERA Designated Transaction Bank Account "AYODHYA"
Account Number	6050529898	6050529911	6050529386

(For Multiple promoters having Area share)

Table-1

Name of Designated Promoter-			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number	NIL	NIL	NIL

Note: The above table shall be provided for a designated promoter only.

Table-2

Name of other promoter having Area share-			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number	NIL	NIL	NIL

Note- If there are multiple promoters with area share, the above table shall be added for each promoter.

(For Multiple promoter having Revenue share)

Table-1

Name of Designated Promoter-				
Bank Account Type	RERA Designated Master Bank Account	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number				

Note: The above table shall be provided for as designated promoter only.

Table-2

Name of other Promoter having revenue share-			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number			

Note- If there are multiple promoters with revenue share, the above table shall be added for each promoter.

2. 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.


Ayodhya Mukunda Kesharwar
Signature of Promoter

Date 18-12-2024