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Format 'A'

Declaration about RERA Designated Bank Accounts for real estate projects

A. Name of the Promoter Organization: **M/s RSL REALITIES LLP**

B. Name of the Project: **LAKE SHORE OASIS**

1. I/We are aware that as per section 4 (2) (1) (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. 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- ICICI BANK

   Branch Name and address- VISHNU VAIBHAV, 222, PALM ROAD, CIVIL LINES, NAGPUR.

   IFSC Code of Bank- ICIC0000059

   Email id of Branch Manager – abhijit.chaudhari@icicibank.com

Multiple promoters having Revenue share

Table-1

Name of Designated Promoter - **RSL REALITIES LLP**				
Bank Account Type	RERA Designated Master Bank Account	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transection Bank Account
Account Number	777705546658	777705546655	777705546656	777705546657

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

Table-2

Name of other Promoter having Area share – **LUXORA INFRASTRUCTURES PRIVATE LIMITED**			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transection Bank Account
Bank Account Number	777705546659	777705546660	777705546661

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

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 **"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)(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;

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 :-14/01/2025

Promoter

RSL Realities LLP

Authorised Signatory

Stamp and Signature