

FORMAT - A

Declaration about Separate Bank Account for Real Estate Project

A. Name of the Promoter/Organisation: **M/s K. K. Associates**
(Through Partner Shri. Amit Kashinathji Dhage)

B. Name of the Project : **Divyam Apartments**
situated on all that Piece and parcel of Land Bearing Plot NO. 133, measuring 100 Ft. in length and 95 Ft. in breadth, totalling 9500 Sq. Ft.(or 882.57 Sq. Mtrs.), which is part of the larger land bearing Kh. Nos. 71, 72, & 73 of Mouza Khamla, P.S.K. 9, bearing City Survey No.2098/203, Sheet No. 40 of Mouza Khamla, situated at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75, in Tahsil and District-Nagpur 440025

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 Designated Bank Account in a Scheduled Bank for this Real Estate Project/Phase of Real Estate Project the particulars whereof are as follows:

Bank Name: **IDFC FIRST BANK LTD**

Branch Name and Address: **Byramji Town Nagpur**

Upper Ground floor, Plot no 25, Sundar

Pride,Chitnavis Layout Byramji Town Sadar Jaripatka Nagpur - 440013

IFSC Code of Bank : **IDFB0042504**

Email Id of Branch Manager : **tushar.alate@idfcfirstbank.com**

For Single Promoter

Table 1

Name of Designated Promoter:	M/s K. K. Associates		
Bank Account Type	K. K. Associates RERA Designated Collection Bank Account for the Divyam Apartments	K. K. Associates RERA Designated Seperate Bank Account for the Divyam Apartments	K. K. Associates RERA Designated Utilization (Transaction)Bank Account for the Divyam Apartments
Account Number	10205866905	10205866869	10205866949

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	_____	N.A	_____

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	_____	N.A	_____

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	_____	N.A	_____

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		N.A	

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

c. "RERA Designated Seperate 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 Seperate 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 Multiple 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.



K. K. ASSOCIATES
PARTNER
K. K. ASSOCIATES
(THROUGH PARTNER SHRI. AMIT KASHINATHJI DHAGE)

PLACE: NAGPUR

DATE: 21/02/2025