॥ ॐ साई राम ॥

SAI NAGRI

SAI NAGRI - 11

MR. SUDHAKAR KOHALE & OTHER
(OWNER / PROMOTER)
PAN NO. : AFMPK8287J

Phone No. 0712 - 2287073
Mobile No. 9860551596
Email id. : sudhakarvkohale@gmail.com
Email id: sainagri18@gmail.com

OFFICE ADD. : 1&2 Bhawani Chamber, Ajni Chowk, Wardha Road, Nagpur - 440002

Date : 25/07/2025

FORMAT - A

Declaration about Separate Bank Account for Real Estate Project

A Name of the Promoter Organisation: Sudhakar Vitthalrao Kohale Gopal J Chandak and and Chandrapal Hanumansing Gaherwar

B Name of the Project: Sai Nagri - 11

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

Bank Name: HDFC Bank Limited

Branch Name and Address: Wardha Road Nagpur Branch,
Plot No 9, Hindustan Colony, Near Sai Mandir, Opp Chawala Palace, Wardha Road Nagpur - 440015

IFSC Code of Bank: HDFC0002818

Email Id of Branch Manager: shrikant.solankar@hdfcbank.com

Table 1

Name of Designated Promoter	Sudhakar V Kohale		
Bank Account Type	Sudhakar V Kohale RDCOL Ac (RERA Designated Collection Bank Account) For Sai Nagri 11 (1103)	Sudhakar V Kohale RDSBA (RERA Designated Seperate Bank Account) For Sai Nagri 11 (1084)	Sudhakar V Kohale (RERA Designated Transaction Bank Account) For Sai Nagri 11 (1313)
Account Number	50200107885563	50200107885448	50200107885613

Note The above details shall be provided for designated promoter only

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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 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)(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.

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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	Not Applicable	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:

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	Sudhakar V Kohale RDTRA (RERA Designated Transaction Bank Account) For Sai Nagri 11 (1313)
Account Number	Not Applicable	Not Applicable	Not Applicable	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 Seperate Bank Account	RERA Designated Transaction Bank Account	RERA Designated Transaction Bank Account
Account Number	Not Applicable	Not Applicable	Not Applicable

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

Table 3

Name of other Promoter having Revenue Share	NA		
Bank Account Type	RERA Designated Seperate Bank Account	RERA Designated Transaction Bank Account	RERA Designated Transaction Bank Account
Account Number	Not Applicable	Not Applicable	Not Applicable

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

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SAI NAGRI - 11

SAI NAGRI

MR. SUDHAKAR KOHALE & OTHER
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OFFICE ADD. : 1&2 Bhawani Chamber, Ajni Chowk, Wardha Road, Nagpur - 440002

Date : 25/07/25

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

PROMOTER
SUDHAKAR VITTHALRAO KOHALE

PROMOTER
GOPAL J CHANDAK

PROMOTER
CHANDRAPAL HANUMANSING GAHERWAR

PLACE: NAGPUR
DATE: 25/07/2025

Sainagri - 11

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