

# V J BUILDERS

Office Address :- Shop No 01 Sawangi Main Road Chh Sambhajinagar

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Format A

Declaration about Separate Bank Account for real estate projects.

(On the letterhead of the promoter)

A . Name of Promoter Organisation : M/S V J BUILDER

B . Name of the Project : JAGDALE RESIDENCY Plot No 01 to 16 Gut No 165 Part Sawangi Aurangabad : 431008.

1 . I/ We are aware that as per section 4 (2) (I) (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 . Accordingly, I/ We have a separate bank account for this real estate project/ phase of real estate project the particulars where of are as follows: JAGDALE RESIDENCY Project By M/s V J Builder Plot No 01 to 16 Gut No 165 Part Sawangi Aurangabad : 431008.

Bank Name : THE COSMOS CO-OP. BANK LTD.

Branch Name & Address : Plot No 164 N -5 ( South) Cidco Jalgaon Road Chatrapati sambhaji nagar  
Maharashtra 431001.

IFSC Code : COSB0000905

Email id Branch Manager :- cidco\_aurangabad@cosmosbank.in

( For Single Promotor)

| Name of Designated Promoters – V J BUILDER |                                                                    |                                                             |                                                                |  |
|--------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|--|
| Bank Account Type                          | RERA Designated Transaction Account                                | Rera Designated Separate Account                            | RERA Designated Collection Account                             |  |
| Account Number                             | 9051001016977                                                      | 9051001016986                                               | 9051001016995                                                  |  |
| Account Name                               | V J BUILDER<br>RERA DESI<br>TRANSACTION<br>AC JAGDALE<br>RESIDENCY | V J BUILDER RERA<br>DESI SEPRATE AC<br>JAGDALE<br>RESIDENCY | V J BUILDER RERA<br>DESI COLLECTION<br>AC JAGDALE<br>RESIDENCY |  |

3 . We hereby confirm That

( For Single Promotor and for multiple promoters having area share )

- The aforesaid RERA Designated bank accounts are RERA – Designated Bank Accounts, Exclusively Depositing all the collections received from the allottee 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 given the standing instruction to the bank for auto sweep transfer facility of not less than Seventy (70%) percent of the amount collection from allottees in "RERA Designated Collection Bank Account " to The " RERA Designated Seprate Bank Account" and not more than thirty (30%) percent of the collected amount to the " RERA Designated Transaction Bnak Account"
- c. " RERA Designated Seprate Bank Account" of he project is not an escrow account and free from all encumbrance LIEN loans, and third party Control i.e. lender / bank / Financial Institution.
- d. The Amount in The "RERA Designated Separate Bank Account" shall be withdrawn and used in consonance and in the compliance with Section 4(2) (I) (D) of the Act Rule 5 of the Rules Regulation 3 of The Regulation 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 39 A /2022 Dated 17.3.2022.
- e. The Aforesaid RERA Designated Bank accounts shall be audited within six months after end of every financial year and shall upload on Maharera Promotrs web page the statements of accounts duly certified and signed by 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 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 instruction 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 instruction 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 Accounts " 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 aal encumbrance 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 Regulation 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 17.3.2022.  
The Aforesaid RERA Designated bank Accounts Shall be Audited with in six months after the the end of every financial year and shall upload in Maharera Promoters web page statements of Account duly certified and signed by chartered accounts in Practice.

Date :-21/04/2025

Promotors