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Declaration about Separate Bank Account for real estate projects.

A. Name of the Promoter Organisation : Pafilia Spaces LLP

B. Name of the Project : Sunita Heights

1. 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 account in a scheduled bank to for the purpose of depositing seventy percent of the amounts realised for the real estate project from the allottees , from time to time .
2. Accordingly , we have a separate bank account for this real estate project / phase of real estate project the particulars whereof are as follows :

Account Name	:	Sunita Heights RERA Designated Account
Account Number	:	1006073000000126
Bank Name	:	South Indian Bank
Branch Name	:	Thane Branch, <i>Ram Maruti Road.</i>
Branch Address	:	Shop No. 2, Moreshwar Kamal CHS, Ram Maruti Rd, Panch Pakhdi, Thane West, Thane, Maharashtra 400602 .
IFSC Code	:	SIBL0001006

3. We hereby confirm that the aforesaid bank account :
 - a. is a separate bank account, exclusively for depositing seventy per cent of amounts realised for the real estate project from the allottees, from time to time;

- b. is a no-lien account and no loan / charge / encumbrance can be undertaken against the amounts deposited in this bank account ;
- c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2XI)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the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;
- d. 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 Pafilia Spaces LLP

Designated Partner/Authorised Signatory



Date : - 02-02-2024

Ref: No./GEN/THANE /20 /2023-24

Date: 02.02.2024

To
Mr Shardul Pawar
Partner
PAFILIA SPACES LLP
OFFICE NO 01,GROUND FLOOR,
NAV SHRAMADHAM CHS,
SAHAYOG MANDIR ROAD
NEAR KALPANA SOCIETY NAUPADA
THANE 400602

Sub: Account confirmation letter

This is to certify that Mr Mr Shardul Pawar , Partner Pafilia Spaces Llp having address office no 01,ground floor, Nav Shramadham Chs,Sahayog Mandir Road Near Kalpana Society Naupada Thane 400602 at The South India Bank Ltd ,Thane Branch ., is our customer since 2022., and is holding the following current account (IFSC: SIBL0001006):

Account No.	Account Name	Account Type	Account Balance	Date of Opening	Maturity Date, if any	Advance / Lien if any, against the deposit
1006073000000126	SUNITA HEIGHTS (RERA DESIGNATED ACCOUNT)	RERA DESIGNATED ACCOUNT	NA	02.02.2024	NA	NA

The project SUNITA HEIGHTS is to be developed by Pafilia Spaces LLP.

This certificate is issued at the specific request of the customer, for the purpose of RERA REGISTRATION ., and is issued in accordance with and subject to the terms and conditions applicable to the account/s, as on the date of issuance of this letter.

This certificate is issued without any guarantee or responsibility or commitment on the part of the Bank or any of its officers / employees".

Yours faithfully,
FOR THE SOUTH INDIAN BANK LTD.

Branch Manager

MANAGER

The South Indian Bank Ltd, Thane Branch, Shop No.2
Kamal Soc. , Ram Maruti road, Thane West-400602
Email:-br1006@sib.co.in
web:<http://www.southindianbank.com> Toll Free No. 1800 843 1800 (India)