



FORMAT 'A'

Declaration about Separate Bank Account for real estate projects

A. Name of the Promoter Organisation: M/s. Poddar Realty India Pvt Ltd

B. Name of the Project: VENUS

1. 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 account in a scheduled bank for the purpose of depositing seventy percent of the amounts realized 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:

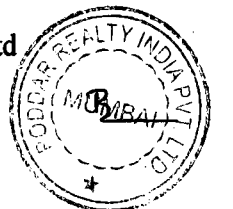
Account Name: PRIPL AC VENUS RERA
Account Number: 006111100000001
Bank Name: NKGSB Co-op. Bank Ltd
Branch Name: Jogeshwari (East),
IFSC Code: NKGS0000006

3. We hereby confirm that the aforesaid bank account:
 - a. is a separate bank account, exclusively for depositing seventy percent of amounts realized 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 - c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2)(1)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the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;
 - 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.

Date: 17th October 2023
Place : Mumbai

For Poddar Realty India Pvt Ltd

Director



Poddar Realty India Pvt. Ltd.

Plot No. 26, Shah Industrial Estate, New Link Road, Opp. Anna Temple, Andheri West, Mumbai- 400053.

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