PRANAV CONSTRUCTIONS PRIVATE LIMITED PCPL ®

Format 'A'

Declaration about Separate Bank Account for real estate projects

Name of the Promoter Organisation: **Pranav Constructions Private Limited**

Name of the Project: **Redevelopment of Shining Star Co-operative Housing Society Limited**

1. We are aware that as per section 4(2)(l)(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 per cent of the amounts realised for the real estate project from all 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: Pranav Constructions Pvt Ltd- Shining Star CHSL

   Account Number: 8247762910

   Bank Name: Kotak Mahindra Bank

   Branch Name: Malad West

   IFSC Code: KKBK0000662

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   c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4 (2)(l)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the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

Date: 03.10.2023

Mr. Pranav Kiran Ashar
Director