M/S NAKSHATRA INFRAVENTURE

Flat No. 101, Abhang Apartment, Plot No. 24, Central Excise,
Ring Road, Chhatrapati Square, Nagpur - 440015
Ph.: +91-9423102553 / E-MAIL: shiwaniraut23@gmail.com

Format 'A'

Declaration about RERA Designated Bank Accounts for real estate projects

A. Name of the Promoter Organization: **M/s. NAKSHATRA INFRAVENTURE.**

B. Name of the Project: **NAKSHATRA HEIGHTS.**

1. I/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 bank account"** in a scheduled bank to for the purpose of depositing seventy percent of the amounts realized for the real estate project from the allottees, from time to time.
2. And, I/We are aware that, as per Maha-RERA Order No. 56/2024, 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 opened RERA designated bank accounts in a scheduled bank for this real estate project / phase of real estate project the particulars whereof are as follows:

   Bank Name –Nagpur Nagrik Sahakari Bank Ltd

   Branch Name – MIDC Hingna Road Branch, Nagpur

   Branch Address –NGSB Hingna Road, M. I. D. C. Area, South Ambazari, Hingna Road, Nagpur - 440028

   IFSC Code of Bank – NGSB0000009

   Email id of Branch Manager – hingna009@nnsbank.com

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Table – 1

Name of Designated Promoter – **M/s. NAKSHATRA INFRAVENTURE**			
Bank Account Type	M/s. NAKSHATRA INFRAVENTURERERA Designated Collection Bank Account of NAKSHATRA HEIGHTS	M/s. NAKSHATRA INFRAVENTURERERA Designated Separate Bank Account of NAKSHATRA HEIGHTS	M/s. NAKSHATRA INFRAVENTURERERA Designated Transaction Bank Account of NAKSHATRA HEIGHTS
Account Number	009050100000082	009050100000081	009050100000083

4. **We hereby confirm that-**

(For Single promoter and for multiple promoters 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 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 i.e. 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 Maha-RERA promoter's web page the statements of accounts duly certified and signed by a chartered accountant in practice.

The aforesaid RERA designated bank accounts shall be audited within six months after the end of every financial year and shall upload on Maha-RERA promoter web page the statements of accounts duly certified and signed by a chartered accountant in practice.

Date: 14th October 2024

Place: Nagpur

For and behalf of,

M/s. NAKSHATRA INFRAVENTURE

Nakshatra Infraventure

Partner

Authorized Signatory