LOTUS INFRASPACE DEVELOPERS

Plot No. 992/227, Radhakrishna, Opp. Hanuman Mandir, Near Basket Ball Ground,
Shankar Nagar, Nagpur 440010

Format 'A'

Declaration about Separate Bank Account for real estate projects.

A. Name of the Promoter Organisation: M/s Lotus Infraspace Developers

B. Name of the Project: **SHANTAM NAGRI**

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 account in a scheduled bank to for the purpose of depositing seventy per cent of the amounts realised 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 whereof are as follows:

Account Name	M/s Lotus Infraspace Developers
Account Number	3247501637
Bank Name	Kotak Mahindra Bank Ltd
Branch Name	Kingsway, Nagpur, Maharashtra
IFSC Code	KKBK0000691

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c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2)(1)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the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 road 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:- 02/01/2023

Your's Faithfully
For M/s Lotus Infraspace Developers

Gopal Chandak
(Authorised Signatory)