

Format 'A'

Declaration about Separate Bank Account for real estate projects

A. Name of the Promoter Organization: **SWAYAM REALTORS & TRADERS LLP.**B. Name of the Project: **MONTESOUTH-6**

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 per cent 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 MahaRera Order No.56 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 projects the particulars whereof are as follows :

Bank Name: **INDUSIND BANK**

Branch Name and address **Lower Parel, Mumbai.**

IFSC Code of Bank : **INDB0000341**

Email id of Branch Manager **bolp@indusind.com**

Table - 1			
Name of Designated Promoter- DWARKANATH K. RAO			
Bank Account Type	RERA Designated Collection Bank Account	RERA Designated Separate Bank Account	RERA Designated Transaction Bank Account
Account Number	256034100027	256034100028	256034100029

4. We hereby confirm that –
 - 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 as mentioned in the agreement for the sale including parking, amenity, and any other charges excluding all other taxes and statutory duties

**SWAYAM REALTORS AND TRADERS LLP (AAB-0362)****A Joint Venture of Adani Realty and Marathon Group**

Regd. Add.: 801, 8th Floor, Shikhar Complex, Shrimali Society, Near Mithakhali Six Roads, Navrangpura, Ahmedabad, Gandhinagar, Gujrat-380009

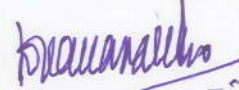
Correspondence Add.: Khatau Mills Compound, Near Y Bridge, Next to Byculla Fire Brigade, Byculla (West), Mumbai - 400 008.

- b. I/ We have given 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 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 amount in the “**RERA Designated Separate Bank Account**” shall be withdrawn and used in consonance and in compliance with section 4(2) (I) (D) of the Act, Rule 5 of the Rules, Regulations 3 of the Regulations, the orders as well as the Circulars of MahaRERA and 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 account shall be audited within six months after end of every financial year and shall upload on MahaRERA promoter web page the statement of accounts duly certified and signed by a chartered accountant in practice.

Date: 27.04.2026.



SWAYAM REALTORS & TRADERS LLP


Dwarkanath K Rao.
Promoter

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