

Annexure-A

Undertaking

1. Whereas, we are the promoter of the project as per details given below:

| Sl. No. | Information sought/Items | Details   |
|---------|--------------------------|---|
| i       | Name of the project      | - SRI SAI ENCLAVE   |
| ii      | Location of the project  | Plot no. 280/2896 S 280/2896/6238,<br>Mouza- Lakshnagar, Mandanvihar, Padia<br>SBSR |

2. Whereas the provisions of section 4(2)(i)(D) of the Real Estate (Regulation and Development) Act, 2016 requires that a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realized from the allottees of the real estate project from time to time to be deposited.
3. Accordingly, to comply with the above provisions of law, we are opening the following three accounts in the (Name of the Bank) (Name of the branch);

| Sl. No. | Type of bank account               | Account Number  |
|---------|------------------------------------|-----------------|
| 1.      | Master Account of the project      | 555022410000002 |
| 2.      | RERA account of the project        | 555020110000787 |
| 3.      | Transaction Account of the project | 555020110000788 |

4. We understand that the amount realized from the allottees from time shall be deposited in the Master Account and this account shall have no lien and the bank is authorized to transfer at the end of each business day the entire deposits to RERA Account and Transaction Account in the proportion of 70% and 30% respectively.
5. We further understand funds transferred to RERA Account shall be utilized to meet the cost of construction and last cost and withdrawal from this account shall be subject to the submission of certificate prescribed in this direction and this account shall have no lien or cheque book or internet banking facility. The bank is authorized to transfer the amount of permissible withdrawal to the Transaction Account.
6. We further understand that we can freely operate the Transaction Account with internet banking facility or cheque book facility and hold a lien on this account.
7. We further undertake that for the purpose of issuing certificate prescribed in this direction we shall appoint Architect/ Construction Engineer/ Chartered Accountant from ORERA empanelled list, if any.
8. We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered account in practice. We further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilized for that project only and withdrawals have been in proportion to the percentage of the completion of the project, within one month from the date of certificate issued by the Chartered Accountant.
9. We further undertake to abide by the direction that RERA may in special circumstances, issue to the bank to transfer more than 70% amount in the RERA Account which may go upto 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the promoter.
10. We undertake that in case of on-going projects we shall deposit the balance of the amount realized from the allottees available with us on the date of issue of registration certificate and all the amounts realized from allottees after the date of issue of registration certificate in to the Master Account.

11. We further undertake that RERA shall have right and the authority to call for information not only of Master Account, RERA Account but also from the Transaction Account as and when affairs of the promoters are under investigation of the Authority.

For SAI RAJ HOMES

Somvir Kumar Das

Managing Partner  
Authorized signatory

Bank's Undertaking

As per the understanding/agreement between.....(the company) and.....(the bank), I, the Bank Manager/authorized signatory undertakes to ensure that the bank shall transfer 70% amount in the RERA Account and 30% in the Transaction Account as and when the amount is received in the Master Account. I shall also ensure the compliance of statutory provisions of the Real Estate (Regulation and Development) Act, 2016 in operation of these bank accounts. I also undertake that I shall furnish all the information related to these accounts as and when required by the Authority.

कृते बैंक ऑफ इंडिया

For BANK OF INDIA

Rajesh

Signed by Bank Manager/Authorized signatory

मुख्य प्रबंधक (प्रशासन शाखा) / Chief Manager (A&S)  
भुवनेश्वर शाखा / Bhubaneswar Branch

30/08/22

18-06-2022 11:58:58  
REP27

BANK OF INDIA, BHUBANESHWAR  
SAI RAJ HOMES SRI SAI ENCLAVEREREGISTER

Page 1

Report To :EM  
Service OutLet :55500 BHUBANESHWAR  
Account Number :555022410000002/INR  
Report for the Period :18-06-2022TO18-06-2022

SAI RAJ HOMES SRI SAI ENCLAVE

18-06-2022 11:58:58  
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BANK OF INDIA, BHUBANESHWAR  
SAI RAJ HOMES SRI SAI ENCLAVEREREGISTER  
Report for the Period :18-06-2022TO18-06-2022

Page 2

| Date Id    | Tran     | Ref Num | Particulars                  | Debit Amt. | Credit Amt. | Balance Amt. Date | Contra |
|------------|----------|---------|------------------------------|------------|-------------|-------------------|--------|
|            |          |         | Account Opening balance :Nil |            |             | 0.00CR            |        |
|            |          |         | Brought Forward :            |            | 10,000.00   | 10,000.00CR       |        |
| 18-06-2022 | BI189326 |         | BY CASH-5550-BHUBANESHWAR    |            |             |                   |        |
|            |          |         | Total(Curr. INR) :           |            | 10,000.00   | 10,000.00CR       |        |

\*\*\* 2 pages printed. End of report \*\*\*

Signature



*[Handwritten Signature]*  
21/9/2024

Transaction Details

30-08-2022 16:27:01  
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BANK OF INDIA, BHUBANESHWAR  
SAI RAJ HOMES SRI SAI ENCLAVeregister

Report To : BM  
Service Outlet : 55500 BHUBANESHWAR  
Account Number : 555020110000787/INR  
Report for the Period : 26-08-2022 TO 30-08-2022

SAI RAJ HOMES SRI SAI ENCLAVE

30-08-2022 16:27:01  
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BANK OF INDIA, BHUBANESHWAR  
SAI RAJ HOMES SRI SAI ENCLAVeregister

Report for the Period : 26-08-2022 TO 30-08-2022

| Date                          | Tran Id | Tran | Ref Num  | Particulars               | Debit Amt. | Credit Amt. | Balance Amt. | Contra |
|-------------------------------|---------|------|----------|---------------------------|------------|-------------|--------------|--------|
| Account Opening balance : Nil |         |      |          |                           |            |             |              |        |
| Brought Forward :             |         |      |          |                           |            |             |              |        |
| 30-08-2022                    |         |      | BI423746 | BY CASH-5550-BHUBANESHWAR |            | 10,000.00   | 10,000.00CR  |        |
| Total (Curr. INR) :           |         |      |          |                           |            | 10,000.00   | 10,000.00CR  |        |

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Signature

Manager/Chief Manager  
Date : 30-08-2022



30-08-2022 16:25:27  
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BANK OF INDIA, BHUBANESHWAR  
SAI RAJ HOMES SRI SAI ENCLAVEREGISTER

Page 1

Report No : BM  
Settles Outlet : 55500 BHUBANESHWAR  
Account Number : 555021110000788/INR  
Report For the Period : 26-08-2022 TO 30-08-2022

SAI RAJ HOMES SRI SAI ENCLAVE

30-08-2022 16:25:27  
REP27

BANK OF INDIA, BHUBANESHWAR

Page 2

SAI RAJ HOMES SRI SAI ENCLAVEREGISTER  
Report For the Period : 26-08-2022 TO 30-08-2022

| Date                          | Tran | Ref Num | Particulars               | Debit Amt. | Credit Amt. | Balance Amt.<br>Date | Contra |
|-------------------------------|------|---------|---------------------------|------------|-------------|----------------------|--------|
| Account Opening balance : INR |      |         |                           |            |             |                      |        |
| 30-08-2022                    |      |         | Brought Forward :         |            |             | 0.000000             |        |
|                               |      |         | BY CASH-5550-BHUBANESHWAR | 10,000.00  |             | 10,000.0000          |        |
|                               |      |         | Total (Curr. INR) :       | 10,000.00  |             | 10,000.0000          |        |

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Signature

Kahngel/CHIEF MADE  
Date : 30-08-2022

