Format 'A'
Declaration about Separate Bank Account for real estate projects.

A. Name of the Promoter Organisation: **M/s. KIRTI ENTERPRISES**
B. Name of the Project : **"DESAI CELESTE"**

1. 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. Kirti Enterprises**
Account Number	: 192702000000701
Bank Name	: Indian Overseas Bank
Branch Name	: Khadak Pada, Kalyan-West
IFSC Code	: IOBA0001927

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   c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2)(1)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the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 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, M/S. KIRTI ENTERPRISES
For Kirti Enterprises

Partner

Mr. Kaustubh K Desai
(Partner)
Place : Kalyan Dated: 20/02/2024

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