

महाराष्ट्र MAHARASHTRA

2025

DU 054627



जिल्हा कोषागार कार्यालय ठाणे

-7 JUL 2025

मुद्रा प्रमुख लिपीक लिपीक



Affidavit cum Declaration

Affidavit cum declaration of the "ROOPVENTURES LLP" Promoter of the project "Avyukta Imperial" bearing "C.S No. 608, of Division Matunga in F/N Ward, Matunga (E) Mumbai 400019".

"ROOPVENTURES LLP" promoter of the project "Avyukta Imperial" bearing "C.S No. 608, of Division Matunga in F/N Ward, Matunga (E) Mumbai 400019", do hereby solemnly declare, undertake and state as under:

Handwritten signature in blue ink.



- 9 JUL 2025



ज. ५५३ ९

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदवही अनुक्रमांक

५७९३५

दिनांक

विकत घेणाऱ्याचे नांव व पत्ता

VINAY G. PATIL

ADVOCATE HIGH COURT

मुद्रांक विक्रेत्याची सही (सौ. गोपाल)


Shree Ganesh Niwas, Opp. Mahanagar, S.D. Road, Mumbai - 400 080

मुद्रांक विक्रीचे ठिकाण : राईवडी रोड, मुंबई

दुकान नं. ९, श्रीराज अपार्टमेंट, यशोधन नगर, ठाणे (पश्चिम)

मुद्रांक परवाना क्रमांक : ९२०९०९४

(न्याय कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यान कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरास आणणे आवश्यक आहे)

- 
1. We have the legal title report to the land on which the development of the project is proposed.
 2. The Project land is free from all encumbrances.
 3. That the time period within which the project shall be completed by us on or before 30/09/2028.
 4. Seventy Percent of the amounts to be realised hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
 6. We shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 7. We shall take all the pending approvals on time, from the competent authorities.
 8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
 9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Roopventures LLP


PARTNER

Deponent

Verification

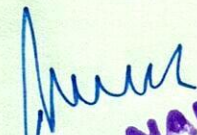
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

29 AUG 2025

Verified by us at _____ on this _____ day of _____

For Roopventures LLP

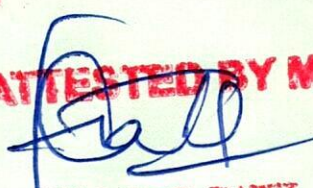

Deponent PARTNER


D. A. NAIK
B. Com., LL.B.
Advocate High Court
Naik Chowk, Ambedkar Nagar,
Gandevi Road, Bhandup (W).



29 AUG 2025

ATTESTED BY ME


VINAY G. PATIL
Advocate & Notary
R. No. 2, Shree Ganesh Mhas, Shrinand Chowk,
Opp. Mulund Court, J. S. D. Road,
Opp. Mulund (West), Mumbai - 400 060.