



महाराष्ट्र MAHARASHTRA

● 2025 ●

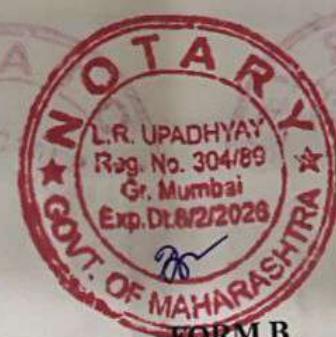
DY 516739

प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क. ८००००२९

- 3 JUN 2025

सक्षम अधिकारी

श्रीमती संगिता जाधा



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rakesh Zaveri, Partner of Vastunemi Buildtech LLP, a limited liability partnership incorporated under the provisions of Limited Liability Partnership Act, 2008 having its registered office at A/1, Ratnapuri Apts, Gaushala Lane, Daftary Road, Malad East, Mumbai-400 097 ("Promoter") of the proposed project known as "Vastunemi Good Luck Apartment" ("Real Estate Project").



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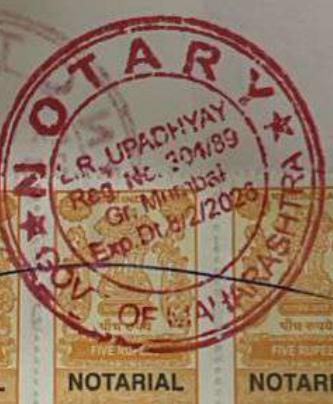
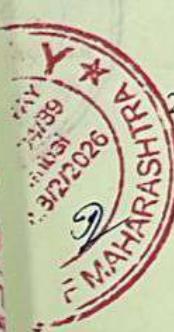
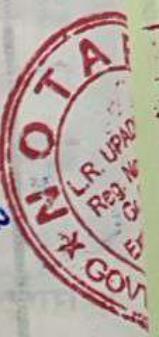
लोडपत्र - Annexure
फक्त प्रतिलिपिसाराती Only for Alidavit
कुटुंब विकल पेणार्यादे नाय Rakesh Kirtikumar
कुटुंब विकल पेणार्यादे रहियासी पाता M 410001
कुटुंब विकल वातांती नोंद याही अदृ. कमांक _____
दिनांक _____

मुद्रांक विकल पेणार्यादी सही
परम्परा: 0000029 परवानगापात्रक नुस्खा विकित्यादी सही
मुद्रांक देशीवे नाय/पता: बोरीयली ऑडव्होकेट्स बार असोसिएशन
ऑडव्होकेट्स बार रुम बोरीयली कोट लैन.
बोरीयली कोट, बोरीयली (प) मुद्रांक - ५०० ०१२.
ग्रामकोंच यांत्रोल्यासमार/व्यापाराचार्यामार प्रतिलिपि सादर यारणेनाहा मुद्रांक
कामादादी आवश्यकता नाहा. (अलंबन आदेश नं. ०९/०७/२००४) कृतार
न्य कारणासाठी ज्याचा नुदाव वरद वाली त्यांनी त्या - परवानगापात्रक नाही.
मात्रांसाठी ५ माहिन्यां

Drauer

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- 6 JUN 2025



1, Rakesh Zaveri, on behalf of Vastunemi Buildtech LLP, the Promoter of the proposed Real Estate Project, do hereby solemnly declare, undertake and state as under:

1. The Promoter has legal Title Report certifying the title of the Promoter to undertake development of the land on which the Real Estate Project is proposed.

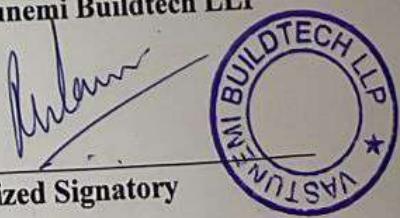
AND

A legally valid authentication of title of such land is set out in the Title Certificate dated 19th June 2025 issued by Adv. Mandar Joshi. A copy of the Title Certificate dated 19th June 2025 is uploaded on the project webpage of Maharashtra Real Estate Regulatory Authority ("MahaRERA").

2. Details of the encumbrances including dues and litigations, details of any right, title, interest or name of any party in or along with details, are uploaded on the project webpage of MahaRERA.
3. That the time period within which the proposed Real Estate Project shall be completed by the Promoter is on or before 31st December 2028.
4. That seventy per cent of the amounts realized by Promoter 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. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the Promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.
7. That the Promoter shall take all the pending approvals on time from the competent authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

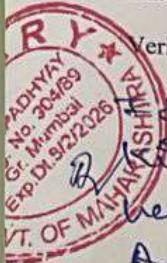
Deponent
For Vastunemi Buildtech LLP

Authorized Signatory



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

Verified by me at Mumbai on this 18th day of August 2025.



Deponent
For Vastunemi Buildtech LLP
Rakesh Kumar Zaveri
Identified by me from
Aadhar card No. 6745-
-67248452 issued
by Central Government
of India.

Deponent
For Vastunemi Buildtech LLP

Authorised Signatory



AFFIRMATION

I / We, Mr. Rakesh Kumar Zaveri
do here by take oath in the name
of God that What ever is Stated here
in above is true and correct and I have
affixed / Signed this affidavit.

18/08/2025
Oath Administered By Me
And / Signed Before Me

L. R. UPADHYAY
ADVOCATE HIGH COURT
NOTARY PUBLIC
31, Pragati Shopping Centre,
Dastary Road, Nr. Malad Station
Malad (East), Mumbai - 400 097

L. R. UPADHYAY
Notary Public
Reg No. 304/89

Reg Entry No
6629/18/08/2025
Receipt No.
6629/18/08/2025