





008

जोड़पत्र-१ Annex-1

फक्त प्रतिज्ञाकारादी Only for Affidavit

मुद्रांक दिवस घेणाऱ्याचे नाव

मुद्रांक दिवस घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक दिवसाबाबतची नोंद घरी अतः कमांक

दिनांक

मुद्रांक दिवस घेणाऱ्याची सही

परवाना क्रमांक : ८००००२९

मुद्रांक दिवस घेणाऱ्याचे नाव/पत्ता: बोरीवली अॅडवोकेट्स बार असोसिएशन

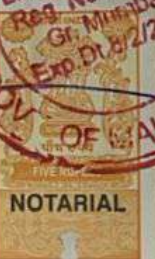
अॅडवोकेट वार रुम बोरीवली कोर्ट लेन,  
बोरीवली कोर्ट, बोरीवली (प) मुंबई - ४०० ०९२.

आत्मकीय कायदालयासमोर/ज्यामालयासमोर प्रतिज्ञापन सादर करणेसाठी मुद्रांक  
केवळ आदी आवश्यकता नाही. (आत्मन आदेश दि. ०९/०७/२००८) ब्रसार

न्या करणाऱ्यादी ज्यांनी मुद्रांक करदा वरती त्यांनी त्याच करणाऱ्यादी मंडळ कर  
- यापुढील ६ महिन्यांसाठी या करणाऱ्यादीक आहे.

-6 JUN 2025

-6 JUN 2025





I, 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 19<sup>th</sup> June 2025 issued by Adv. Mandar Joshi. A copy of the Title Certificate dated 19<sup>th</sup> 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 31<sup>st</sup> 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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





Verification

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 18<sup>th</sup> day of August 2025.



Identified Mr. Rakesh  
Kirit Kumar Zaveri  
verified by me from  
Aadhar card NO. 4745-  
67248452 issued  
by Central Government  
of India.

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

Deponent  
For Vastunemi Buildtech LLP

*[Signature]*

Authorized Signatory



AFFIRMATION

I / Mr. Rakesh Kirit 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.

*[Signature]* 18/08/2025  
Oath Administered By Me  
And / Signed Before Me

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

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