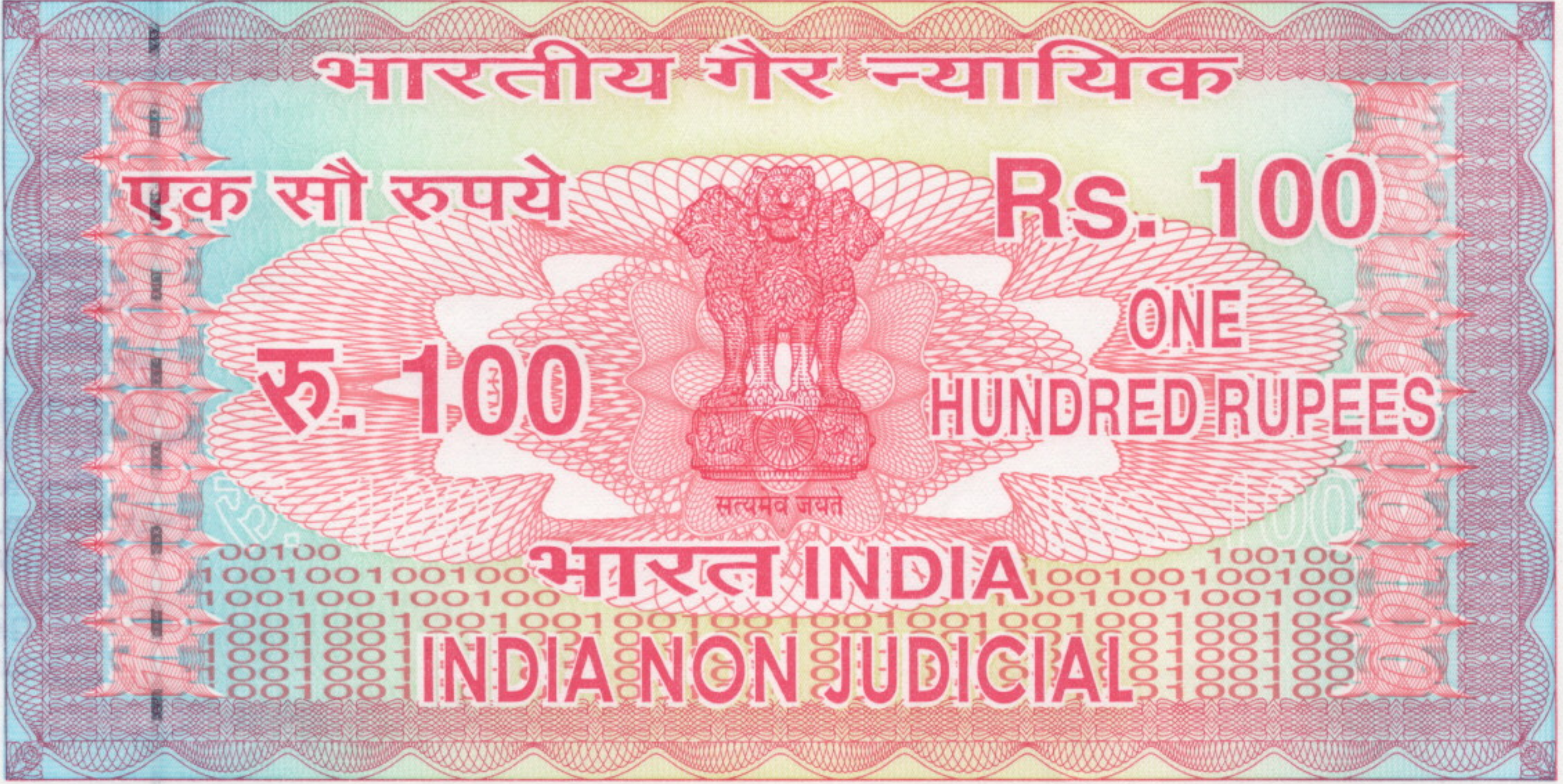




गोवा GOA

B 818317

Date 10/4/25 Sr. No. 353 Value Rs. 100/-

Name of Purchaser.....

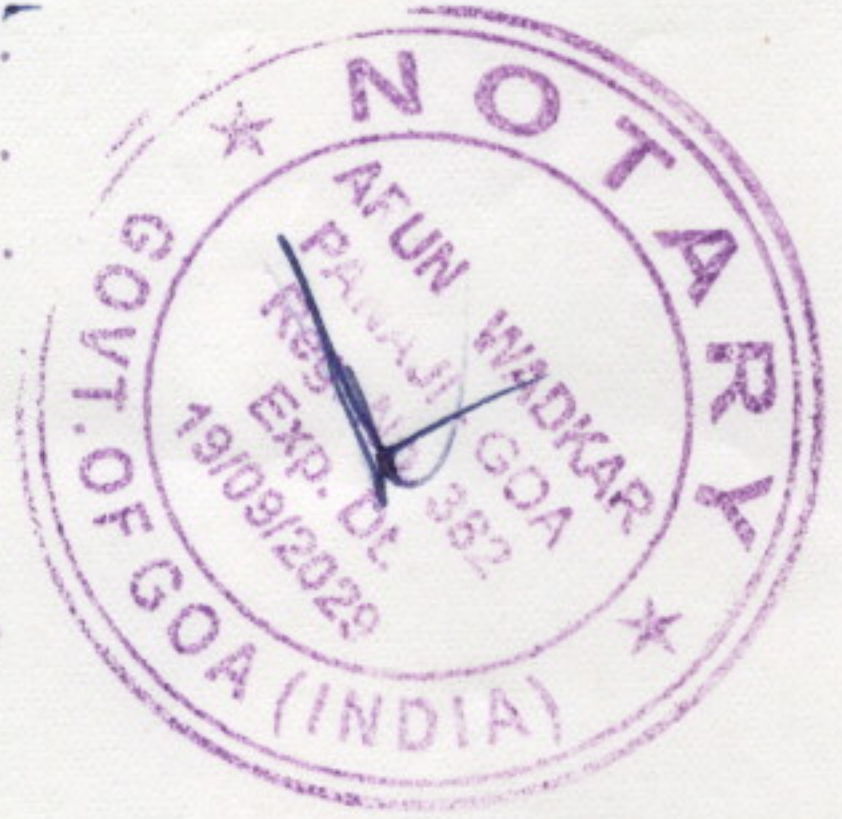
Resident of.....

Place of Vendor Panaji

Licence No. AC/STP/VEN/01/2020/32

[Signature]

Sign of Purchase



Clarification by EMGEE HOUSING PVT LTD

The description of the property made in first part of Para HH at page 16 of Development Agreement executed on 06/09/2024 and further registered on 13/09/2024 i.e C, D and E of wing Phase - 2 corresponds to project land of the Project Anantam Signature Phase I registered vide No. PRGO11242226. A notarized copy of the site plan as approved by the T.C.P Department showing the same i.e. C, D and E Wing of Phase 2 in yellow colour which constitutes Annexure -I of the said Agreement, Annexed herewith would clarify the position upon comparison with the Plan of the Project Anantam Signature Phase I submitted by the Applicant Promoter at the time of registration

[Signature]

The perusal of the para HH of the said Development Agreement further reveals that the present promoters would be receiving 55% of the constructed builtup area in C, D and E wing of Phase 2 i.e. Anantam Signature Phase - I and the remaining 45% would be retained by M/s Property Anthem Developments proposed to be added under the Promoter Development category

It is further clarified that the description of the property made in first part of Para HH at page 16 of the said Development Agreement i.e C D and E of wing Phase -2 could not be made with reference to the Project Anantam Signature Phase-I as the development agreement dated 06.09.2024 was executed much prior to registration of the Project "Anantam Signature Phase-I."

Verification

I/We submit that what is stated above is true to the best of my/ our information and belief.

Solemnly affirmed signed by the Authorised person/Promoter..

Date: 11/04/2025

Place: Panaji

DEPONENT:

Authorised person

EMGEE HOUSING PVT LTD

Mr. Caitano Rony Fernandes

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Caitano Rony Fernandes
WHO IS IDENTIFIED BEFORE / ME
BY Ashutosh
WHOM I KNOW
SERIAL No. 8744, DATED 11/04/2025



ARUN NADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014



Particulars	Gross Area	Product Ver. Reduction	Product Ver. Substrate
100% Ground Floor	298.91 m ²	26.22 m ²	60.65 m ²
First Floor	298.91 m ²	26.22 m ²	60.65 m ²
Second Floor	334.97 m ²	39.90 m ²	60.65 m ²
Third Floor	334.97 m ²	39.90 m ²	60.65 m ²
Fourth Floor	334.97 m ²	39.90 m ²	60.65 m ²
Fifth Floor	334.97 m ²	39.90 m ²	60.65 m ²
Total	1,739.38 m ²	172.14 m ²	383.75 m ²

Swimming Pool - 134.90 SQ. M.

Particulars	Gross Area	Product Area Slatings	Product Area Slatings	Product Area Slatings	Product Area Slatings	Area Calculations		d Proposed Area
						Gross Area	Product Area Slatings	
Sub Total	1.857.00 m ²	2.085.71 m ²	215.02 m ²	111.20 m ²	111.20 m ²	1	1	
First Floor	2.085.71 m ²	215.02 m ²	111.20 m ²	111.20 m ²	111.20 m ²	1	1	
Second Floor	2.085.71 m ²	215.02 m ²	111.20 m ²	111.20 m ²	111.20 m ²	1	1	
Third Floor	2.085.71 m ²	215.02 m ²	111.20 m ²	111.20 m ²	111.20 m ²	1	1	
Total	10.190.84 m ²	800.08 m ²	556.00 m ²	556.00 m ²	556.00 m ²	1	1	
Basement Floor	4,140.00 m ²							
Sub Total	2,312.20 m ²							
Upper Ground Floor	2,100.05 m ²	24.48 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
First Floor	2,101.20 m ²	24.48 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
Second Floor	2,101.20 m ²	24.48 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
Third Floor	2,101.20 m ²	24.48 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
Fourth Floor	2,101.20 m ²	24.48 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
Fifth Floor	2,116.94 m ²	36.27 m ²	291.42 m ²	291.42 m ²	291.42 m ²			
Sixth Floor	426.34 m ²	8.01 m ²	137.34 m ²	137.34 m ²	137.34 m ²			
Total	19,638.35 m ²	166.48 m ²	2,076.28 m ²	2,076.28 m ²	2,076.28 m ²			

Revised		Area Calculations		of Budget	
Particulars	Gross Area	Deduct Wtr Drainage	Net Area	Cost/Sq. Ft.	Total
Basement Floor	1,510.45 sq. ft.	—	1,510.45 sq. ft.	\$1.50	\$2,265.68
First Floor	1,092.14 sq. ft.	159.03 sq. ft.	933.11 sq. ft.	\$1.50	\$1,399.67
Second Floor	1,092.14 sq. ft.	159.03 sq. ft.	933.11 sq. ft.	\$1.50	\$1,399.67
Third Floor	1,092.14 sq. ft.	159.03 sq. ft.	933.11 sq. ft.	\$1.50	\$1,399.67
Total	5,113.99 sq. ft.	477.09 sq. ft.	4,636.90 sq. ft.	\$1.50	\$6,955.35




ARJUN WADKAR
NOTARY AT TISWADI TALUKA 266
STATE OF GOA-INDIA REG. NO.
REG. NO. 382/14 DATED... 30/04/2025
DATED 19/9/2014