



महाराष्ट्र MAHARASHTRA

2025

EG 509570



श्री. विनायक जाधव

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Errichter Infra Private Limited**, a private limited company registered under CIN U70109MH2022PTC377582 dated 26.02.2022 under the Companies Act 2013, having its office at 701 Unit, 7<sup>th</sup> Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka Safed Pool, Mumbai - 400072, Promoter of the Project named "Nova" represented herein by its authorized signatory/ Director Mr. Ashwinder Singh Matharu, son of Mr. Sukhwindersingh Matharu, aged 39 years resident of 1, Ground Floor, Bakhtawar Building, 22, Narayan Dabolkar Road, Malabar hill, Mumbai, Mumbai city, Maharashtra- 400006 by resolution dated 16<sup>th</sup> January, 2024.





**ERRICHTER INFRA PRIVATE LIMITED**  
701 Unit, 7th Floor, J Aergche Building,  
NIBR, C-00000072, Sakinaka Village, Sakinaka,  
Sion, Mumbai, Maharashtra, India.

मुद्रांक विकत घेणाऱ्याचे नाव \_\_\_\_\_ क्रमांक \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता \_\_\_\_\_ दिनांक \_\_\_\_\_  
मुद्रांक विक्रीचावकाची नोंद गही अनु. क्रमांक \_\_\_\_\_

मुद्रांक विकत घेणाऱ्याची सही \_\_\_\_\_ परवानाधारक मुद्रांक विक्रीचावकी सही \_\_\_\_\_  
परवाना क्रमांक: ८०००००७२  
मुद्रांक विक्रीचे विक्रीचावका: **प्रविण एल. चव्हाण**  
३२/२७२, वेविल भिखेस रोड, कमीठारव, एम. वी. एस. नगर, कोर्ट, मुंबई-०९.  
शासनाचा कार्यवाहीसाठी न्यायालयाने दि. ०९/०९/२००९ मध्ये मुद्रांक  
विक्रीचावकी आदेश जारी केला आहे. (संख्ये अ. ०९/०९/२००९) व त्यावर  
ज्या मारणाऱ्यांनी मुद्रांक विक्री केले त्यांनी त्याच मारणाऱ्यांनी  
मुद्रांक विक्रीचे विक्रीचावकाची नोंद घ्यावी. न्यायालयाने दि. ०९/०९/२००९ मध्ये जारी केलेले आदेश.

**30 OCT 2025**

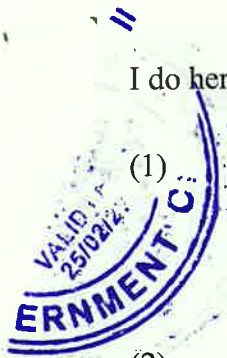
**30 OCT 2025**



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I do hereby solemnly declare, undertake and state as under:

- (1) That **Errichter Infra Private Limited** has a legal title to Plot No. B-362 bearing Survey No. 148/0 of Carapur Village, Taluka Bicholim, Goa on the land on which the Development of the Project namely "Nova" is proposed.
- (2) That the Project is free from all encumbrances.
- (3) That the Project shall be completed through Bank/ Institution Finance, as declared in the online application form.
- (4) That the time period within which the Project shall be completed by **Errichter Infra Private Limited** is 31<sup>st</sup> December 2029.
- (5) That seventy per cent of the amounts realized by **Errichter Infra Private Limited** 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.
- (6) That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on website) Rules, 2017.
- (7) That **Errichter Infra Private Limited** 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 project.
- (8) That **Errichter Infra Private Limited** shall take all the pending approvals on time from the competent authorities.
- (9) That **Errichter Infra Private Limited** will not take up advertisement/ marketing etc. prior to the RERA registration.
- (10) That **Errichter Infra Private Limited** 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 the said Rules, within seven days of the said changes occurring.
- (11) That **Errichter Infra Private Limited** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (12) That **Errichter Infra Private Limited** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Solemnly affirmed on 30<sup>th</sup> day of October 2025 at Mumbai.



*[Handwritten signature]*

Mr. Ashwinder Singh Matharu  
Deponent



**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 30<sup>th</sup> day of October 2025.

*[Handwritten signature]*

Mr. Ashwinder Singh Matharu  
Deponent



**BEFORE ME**

*[Handwritten signature]*  
30-10-2025

**SHOBHANA BABU RUHI**  
NOTARY  
Government of India  
Mumbai Dist.

SR. No. 1115 P No. 89  
NOTARY Register. 02 Date 30/10/25

