



महाराष्ट्र MAHARASHTRA

2023

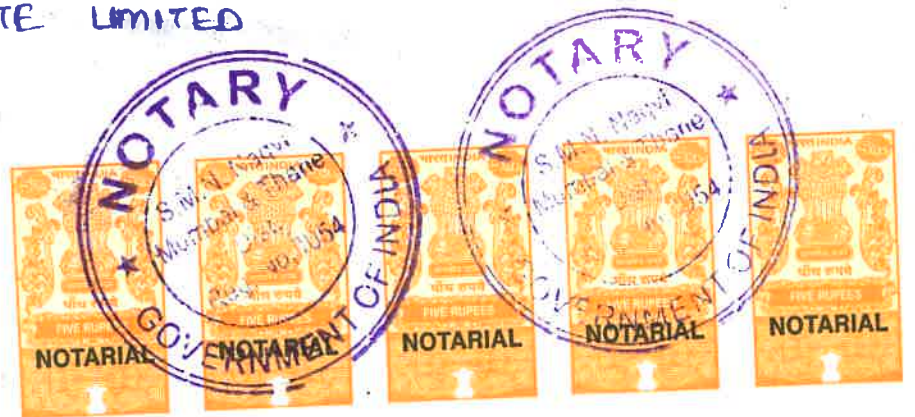


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प्रधान मुद्रांक कार्यालय, मुंबई  
 प.मु.वि.क्र. ८०००००६  
 - 5 MAR 2024  
 सक्षम अधिकारी C

श्रीमती सुषमा चव्हाण

THIS STAMP PAPER FORMS AN INTEGRAL PART  
 OF THE AFFIDAVIT CUM DECLARATION DATED  
 16<sup>th</sup> APRIL 2024 EXECUTED BY ERRICHTER  
 INFRA PRIVATE LIMITED





**ERRICHTER INFRA PRIVATE LIMITED**

701 Unit, 7th Floor, 1 Aerocity Building,  
Annexure - Sakinaka,  
Mumbai - 400072.

मुद्रांक विकत घेणाऱ्याचे दस्तऐवजी पत्ता \_\_\_\_\_ दिनांक \_\_\_\_\_  
मुद्रांक विक्रीवास्तवी तोंड वरील अक्षर क्रमांक \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याची तारीख परवाना प्राप्त मुद्रांक विक्रीच्याची सही  
परवाना क्रमांक : ८०००००९  
मुद्रांक विक्रीचे विक्रेता/वास्तव : **त्रयिण एम. चव्हाण**  
३/२०२२, कोल्हापूर जिल्हा, कोल्हापूर शहर, ए. ए. रोड, फाट. सुई - ०१.  
राजस्थान कायदासंबंधी १९५६ च्या अधिनियम क्र. ३१ (१९५६) मुद्रांक  
व्यवस्थापकीय कायदा, १९६८ च्या अधिनियम क्र. ७१ (१९६८) मुद्रांक  
मुद्रांक विक्रीचे विक्रेता/वास्तव यांनी स्वतः करणाऱ्या  
मुद्रांक विक्रीचे विक्रेता/वास्तव यांनी स्वतः करणाऱ्या  
मुद्रांक विक्रीचे विक्रेता/वास्तव यांनी स्वतः करणाऱ्या

11 MAR 2024  
11 MAR 2024

2258



## 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 Acts 2013, having its office at 701 Unit, 7th Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka, Safed Pool, Mumbai – 400072, Promoter of the project named “**One Goa P2**” represented herein by its Director, Mr. Rakesh Ramdas Gupta, son of Ramdas Zagaroo Gupta, aged 43years, married, businessman, resident of H. No. 18/504, Rustomjee Evershine Global City, Virar West, Virar, Palghar, Maharashtra 401303 by resolution dated 16<sup>th</sup> January 2024.

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

- (1) That **Errichter Infra Private Limited** has a legal title to the plot bearing Survey No. 148/0 of Carapur Village, Taluka Bicholim, Goa on the land on which the development of the Project namely “**One Goa P2**” is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the project shall be completed through ~~Self Financing~~ or 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> March 2029.
- (5) That seventy per cent of the amounts realised 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, Rates 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 utilised for the project and the withdrawal has been in compliances 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** promoter 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 16<sup>th</sup> day of April 2024 at Mumbai.



Mr. Rakesh Ramdas Gupta  
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 16<sup>th</sup> day of April 2024.



Mr. Rakesh Ramdas Gupta  
Deponent



**BEFORE ME**



**S. M. N. Naqvi**  
**NOTARY**  
Government of India  
Mumbai & Thane Dist