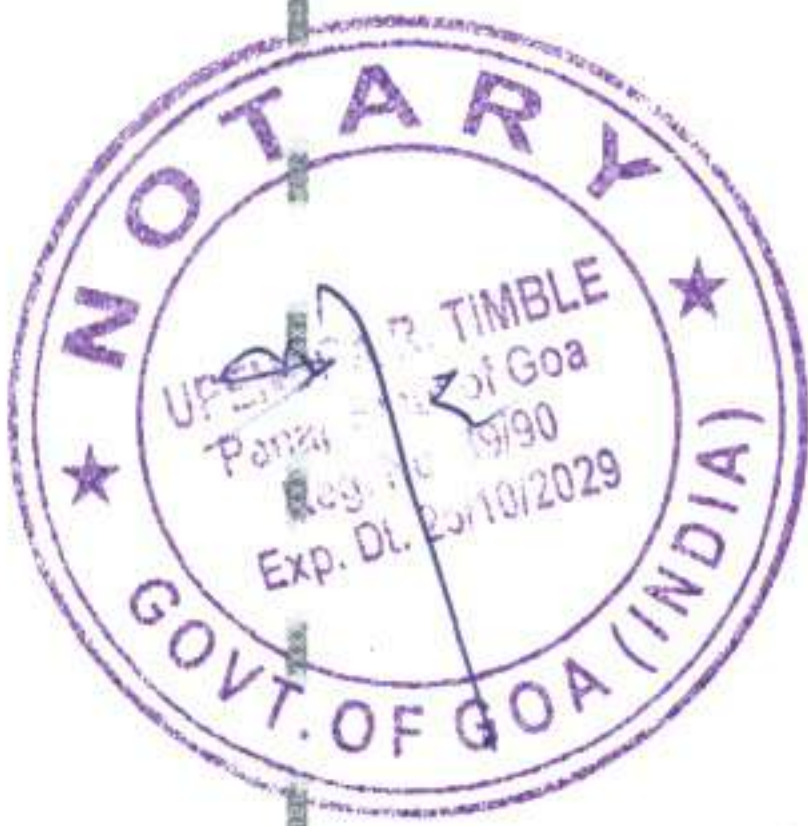




गोवा GOA

B 830393

Serial No 1822 Place of Vendor, Panaji Date 22/4/25
Value of Stamp Paper 100000/-
Name of Purchaser Armando Gonsalves
Residence _____ Name of Father _____
Purpose _____ Transaction _____



Sign of Stamp Vendor
Mangal, Mangal, Mangal
Lunar

Signature of Purchaser
Armando

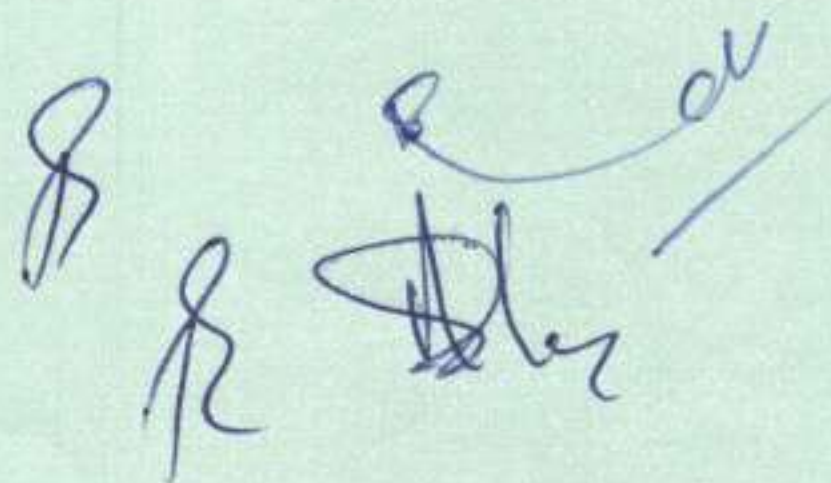
AFFIDAVIT CUM DECLARATION

P
R
Armando
SS



We, Emgee Housing Private Limited, as promoter/developer represented by its duly authorised Officer Mr. Caetano Rony Fernandes residing at Dona Paula Goa authorised vide Resolution dated 29/04/22 and as land owners, Sadiq Sheikh, Sadia Sheikh, Mudit M Gupta (acting through his attorney and representative Mr. Caetano Rony Fernandes, residing at Dona Paula Goa vide Power of Attorney dated 29/08/2012 and authority letter dated 6/9/24) and Armando Gonsalves of the Project "ANANTAM SIGNATURE PHASE 1", having been granted registration bearing no. PRGO11242226 which is valid and subsisting, do hereby solemnly affirm to state on oath as follows:

1. M/s Emgee Housing Private Limited, as promoter/developer and land owners, Sadiq Sheikh, Sadia Sheikh, Mudit M Gupta and Armando Gonsalves as promoter/landowners had applied for registration of the project Anantam Signature Phase I' which was granted by this Authority vide no. PRGO11242226 with effect from 08/11/2024 with validity till 31/12/2026.
2. The Promoter/Deponent herein named states that they further executed a development agreement dt. 06/09/2024 and registered on 13.09.2024 with M/s Property Anthem Developments regarding development of Anantam Signature Phase I' and they also executed a supplementary agreement dt. 18/12/2024 whereby M/s Property Anthem Developments shall construct and deliver 55% of the total construction built-up area of the said project to the existing promoters and the remaining 45% of the total construction built-up area shall be retained by the M/s Property Anthem Developments which has necessitated addition of M/s Property Anthem Developments under Promoter /Developer category for the Project (referred to as the proposed addition) and the same having already been applied for, is under consideration of this Authority.
3. We the Promoter /Developer submit that considering the expertise of M/s. Property Anthem Developments in executing real estate projects with good quality work and on time delivery, we have proposed addition of M/s. Property Anthem Developments in promoter/developer category.
4. The Promoter /Developer submit and declare that they are not seeking the proposed addition of M/s Property Anthem Developments in the promoter/developer category to defeat the right/procedure/policy of any creditor/s Lenders/ Banks/ Financial Institutions/ Allottees or the compliance

 55



- of any directions/ orders of any Authority/ Authorities or to frustrate any recovery or attachment proceeding under any law by the Concerned Authorities.
5. We the Promoter /Developer herein submit that we are not seeking the proposed addition in the promoter/developer category in order to evade any due process of law, or to affect any proceedings initiated/orders passed under any Court/Tribunal or Quasi-judicial Authority.
 6. We the Promoter /Developer herein declare that there is no pending case before any court/NCLT/or any authorized body against the proposed addition being sought in promoter/developer category or with regards to the rights and liabilities with respect to this project.
 7. We the Promoter /Developer herein further declare that there is no prohibitory order passed by any court of law against the proposed addition being sought in promoter/developer category
 8. We the Promoter /Developer herein declare that there is no bar, with regard to the proposed addition being sought in promoter/developer category from any of the financial institutions or financiers who have a charge on the project.
 9. We the Promoter /Developer herein submit that the rights of any Allottee/s in the Project will not be affected due to the proposed addition being sought in promoter/developer category and there are no orders directing us to make_ any payments towards refund/compensation/interest from the existing promoter/developer of the company to any Allottee in the Project and details of orders, if any, have been disclosed and my/our obligations under such orders shall be fulfilled by us even after approval of my/our request for addition sought in promoter/developer category.
 10. We the Promoter /Developer herein submit that M/s Emgee Housing Private Limited undertake to fulfil all financial commitments in order to fulfil all obligations cast on us under The Real Estate (Regulation and Development) Act 2016 and The Goa Real Estate (Regulation and Development) Rules 2017. If any dispute raised directly/indirectly from any of the Authority or the allottee, M/s Emgee Housing Private Limited shall be solely responsible to settle/clarify the same to the best of satisfaction of concerned at its own cost without causing any inconvenience or dragging the RERA authority into the same.

Handwritten signatures and initials, including the letters 'SS'.



11. The Promoter /Developer herein undertakes that the consequent upon M/s Property Anthem Developments being registered as promoter of the said project, the Promoter /Developer herein besides M/S Property Anthem Developments shall continue to be jointly liable for the functions and responsibilities specified under various provisions of Real Estate (Regulations & Development) Act, 2016 or the rules and regulations with effect from the date of registration of the project 'Anantam Signature Phase I'.

12. We the landowners herein named submit and declare that we confirm our affidavit cum declaration dated 27/02/2025 made earlier in terms of the contents and statement made therein except para (11) to (18) thereof as we are landowners receiving specific consideration towards price of the land and not promoters falling within definition of RERA Act or the Govt. circular dated 13/02/2018 and that the other paras of the said affidavit cum declaration shall remain unchanged and that the compliance with RERA requirements constructions and defect liability and other compliances shall be the sole responsibility of the developer / Promoter herein named alongwith that of the newly inducted Promoter /Developer M/S Property Anthem Developments and the landowners shall be responsible only to comply with requirements of Section 17 of the Rera Act and shall not be liable as regards any other matters.

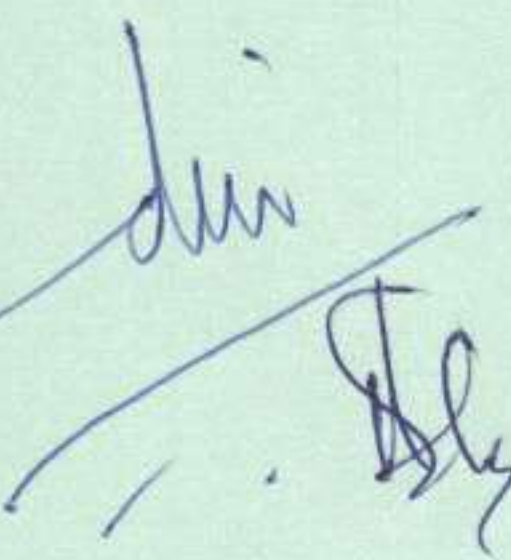
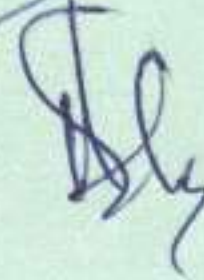
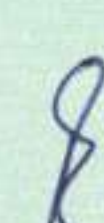
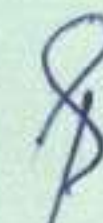
Verification:

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

THE LANDOWNERS


Sadiq Sheikh



Sadia Sheikh

Sadia Sheikh

Armando Gonsalves

Armando Gonsalves

Mudit Gupta

Mudit Gupta

Through his Attorney and

Authorised representative

Mr. Caetano Rony Fernandes

THE PROMOTER /DEVELOPER

Emgee Housing

Private Limited through its duly authorised Officer

Mr. Caetano Rony Fernandes

SS

Date:-23/04/2025

Place:- Panaji – Goa

SS



This affidavit / document is executed
before me and / attest its execution
Sr. no: 494/D/2025
Dated: 23/04/2025

U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex,
Dr A. B. Road, Panaji - Goa.



We House Your Dreams

CIN NO - U45200GA2005PTC006933

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF EMGEE HOUSING PRIVATE LIMITED HELD ON 29th APRIL 2022 AT 12.30 PM, 608, 6th FLOOR, CITI CENTRE, PATTO PLAZA, PANJIM, GOA. 403001.

APPOINTEMENT OF MR. CAITANO RONY FERNANDES AS AN AUTHORISED REPRESENTATIVE AND SIGNATORY BEFORE RERA AUTHORITIES.

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to appoint Mr. Caitano Rony Fernandes, (Position V. P. Operations), son of Simao Pedro Fernandes, aged about 48 years, Married, Service, Indian national, resident of 411-B, La Oceanic Colony, Dona Paula, Goa - 403004. as the authorized representative and signatory of the company for representing the company for any existing or proposed projects of the company before the authorities under the Real Estate (Regulation and Development) Act, 2016 and for signing, presenting and executing any documents, papers, receipts, affidavits, applications, agreements, contracts, forms etc in this matter on and behalf of the company.

"RESOLVED FURTHER THAT Mr. Mudhit Gupta, Managing Director, Ms. Namrata Malu, Directors of the company be and are hereby severally authorized to sign and execute all the papers, documents and forms and to do all such acts, things and deeds as may be necessary in order to give effect to the aforesaid resolution."

//Certified as True Copy//

For Emgee Housing Private Limited

**Mr. Mudhit Gupta
(Managing Director)**



**Ms. Namrata Malu
(Director)**

EXHIBIT "A" COLLECTIVE
AXIS BANK LTD. 88781 NON JUDICIAL
SIDDHARTH BANSODKAR BHAVAN 176632 AUG 29 2012
P. SHIRGAONKAR ROAD, PANAJI
D-5/STP(V)/C.L./35/2/2010-ND
INDIA STAMP DUTY GOA



NAME: Mudhit Gupta
ADDRESS: Panaji
THROUGH: 1/1/2010
SIGNATURE: [Signature]
RECEIPT NO: Aug/01/10

For AXIS BANK LTD.

Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.



SPECIFIC POWER OF ATTORNEY

[Signature]

TO ALL TO WHOM THESE PRESENTS SHALL COME, I **MR. MUDHIT GUPTA**, Aged 42 years, Indian National, residing at Hari Bhavan 2, 64 Peddar Road, Mumbai - 400 026, SEND GREETINGS:

WHEREAS:

1. I am carrying on business as Builder and Developer and several other property related businesses.
2. I am the Owner / Co-owner / Developers of several properties / lands / plots situated in and around Mumbai.
3. AND WHEREAS due to exigencies of work I am not in a position to be personally present before courts, forums, authorities, Registrars and/or any other judicial, quasi judicial, administrative departments and therefore I am desirous of appointing **Mr. CAETANO RONY FERNANDES**, aged 39 years, married, Service, residing at House No 524, Post Office NIO, Dona Paula, Goa to be my Constituted Attorney for the following acts:



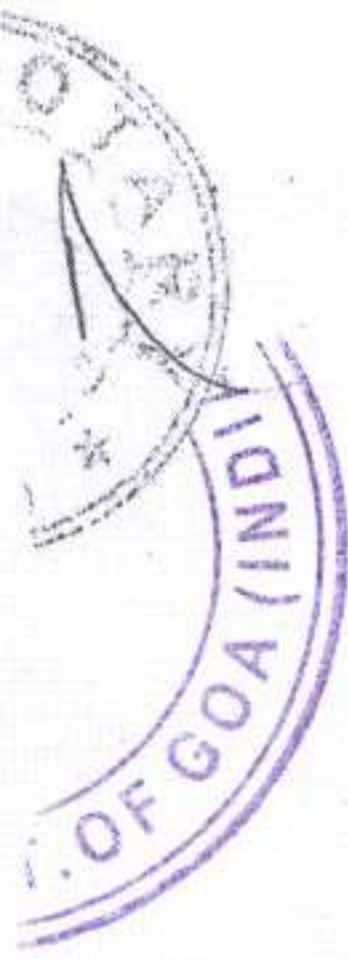
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, Mudhit Gupta, in my individual capacity and in the capacity of a partner of any partnership firm or limited liability Partnership (LLP) in which I am a partner or in the capacity of a director of any private limited company in which I am a Director, do hereby nominate, constitute and appoint, **Mr. CAETANO RONY FERNANDES** (hereinafter referred to as the **Said Attorney**) as my true and lawful attorney/s for me, in my name and on behalf of any partnership firm in which I am a partner and any private limited company in which I am a director, at my risk, cost and expenses to do, execute and perform, jointly or each of them severally, the following acts, deeds, matters and things, that is to say:

1. To lodge for registration and to admit execution of all the deeds and documents executed by me in my individual capacity, or in the capacity of a partner of any partnership firm or LLP (Limited liability Partnership) in which I am a Partner or in the capacity of a director of any private Limited company in which I am a Director before Sub-Registrar of Ilhas/ Tiswadi Goa or any other registering authority appointed under the Act for the time being in force in India for registration of the documents and deeds and other instruments and to do all other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.





2. AND GENERALLY to do perform and execute all acts, deeds, matters, documents and things relating to the registration of the deeds and documents already executed by me in my individual capacity, or in the capacity of partner of any partnership firm or in the capacity of a director of any private limited company and for the purposes aforesaid as fully and effectually as if we were personally present and have done, executed, admitted and performed the same ourselves.
3. To sign Forms, Affidavit, Deed for the purposes of filing to plan development of properties and for submitting plan for me and on my behalf.
4. To execute/sign plaints, complaints, petitions, applications of all kinds, written statements, vakalatnamas, declarations, replies, affidavits, notices of all kinds (including statutory), counter-affidavits, rejoinders, counter-rejoinders, sur-rejoinders, response, version, replies, authorizations, in connection with any suits, complaints, proceedings; appeals, petitions, applications of all kinds including revision and review, filed by or against me, the partnership firm/LLP in which I am a partner or the company in which I am a Director, as well as withdraw, compromise or compound or settle the same, if required, in or before any courts, forums, commissions, arbitrators, authorities (statutory or otherwise), quasi judicial authorities, tribunals,



appellate authorities, etc. as well as represent the Corporation, make depositions, make submissions or averments, give evidence, submit and receive papers, proceedings, documents, enforce decrees/orders, give discharge, acknowledgement or receipt to, from or before all or any of them on my behalf or on behalf of the partnership firm/LLP in which I am a partner or the company in which I am a Director and GENERALLY to do all other acts and take all actions incidental to or in connection with any of the above authority or matters or subjects for and on my behalf or on behalf of the partnership firm/LLP in which I am a partner or the company in which I am a Director as he may deem fit.

5. To accept service of any writ of summons or other legal process or notice and to appear and to represent me, or on behalf of the partnership firm/LLP in which I am a partner or the company in which I am a Director in any Court and before all Magistrates Judicial, Revenue or other officers and Tribunals whatsoever as by the Attorney shall be thought advisable.
6. To appoint pleaders, advocates, solicitors and legal advisors to prosecute or defend in the premise aforesaid or any of them as occasion may require and from time to time remove them or any of them and to appoint other or others in their place and to pay them such fees and remuneration as the Attorney shall think fit



or be advised and for all or any of the purposes aforesaid to sign execute deliver file all necessary Vakalatnamas, Warrants of Attorney, Plaints, Petitions, Applications, defenses, statements, accounts, declarations, affidavits and other documents papers and writings.

And for more effectually removing any doubt which may arise as to the true meaning of these presents or as the construction or application of the powers, authorities and discretion hereby conferred I do hereby declare that the powers authorities and discretions hereby shall not in any case be deemed to revoke any powers or authorities or discretions before given by me to the Attorney or to any other person or persons be deemed to be limited by any such previously given powers, authorities and discretions or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extended and shall in all cases extended to any other matters or transactions not herein precisely mentioned or defined which in the course of any business concerns or affairs may be done by the Attorney be deemed to be requisite or expedient to be done or performed.

8. AND I DO HEREBY AGREE TO RATIFY AND CONFIRM for myself, my heirs, executors, administrators, assigns and

successors in title all that the said Attorney/s shall lawfully do
or cause to be done in relation to the aforesaid documents.

IN WITNESS WHEREOF we have set and subscribed our hands
to this writing this 29th day of August 2012.



EXECUTANT No. I

Mudhit Gupta
(Mr. MUDHIT GUPTA)



(Mr. CAETANO RONY FERNANDES)



I hereby attest the above signature
of Mr. Mudhit Gupta & Mr. Caetano Rony
Reg. No. 353 29/8/2012 Fernandes.

G. VINDU BHOBE
Advocate & Notary
Panjim-Goa
Reg. No. 137



MUDHIT GUPTA

Authorization Letter

To,
The Proper Officer,
Goa Real Estate Regulatory Authority,
No 101, 1st Floor, Spaces Building, Plot No 40,
EDC Patto, Panjim - 403001

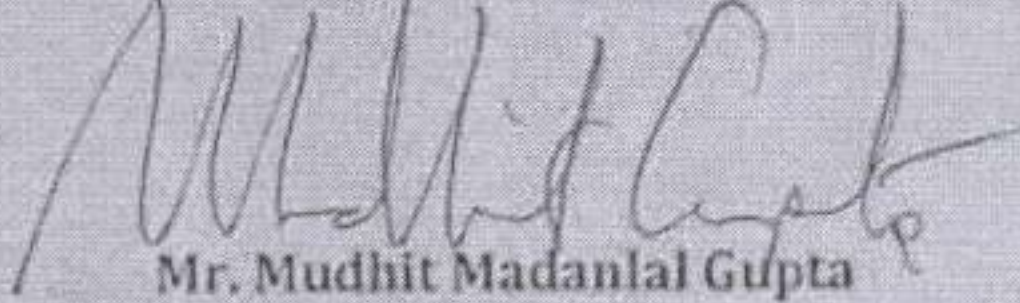
From:
Mr. Mudhit Madanlal Gupta
Hari Bhavn-2, 1st Floor,
64 Pedder Road,
Mumbai - 400026

Respected Sir,

Subject: Authorization Letter to Mr. Caetano Rony Fernandes

With reference to above subject, I the undersigned, one of the joint/part land owners of the plot bearing Survey no 234/2, Odxell, Taleigao here by authorize/appoint Mr. Caetano Rony Fernandes to act on by behalf as an authorized person for the proposed project named "Anantam Signature Phase 1 & 2 to be registered under Goa RERA.

Sincerely,



Mr. Mudhit Madanlal Gupta

Date: 06/09/2024

Hari Bhavn-2, 1st Floor, 64 Pedder Road, Mumbai - 400026