



महाराष्ट्र MAHARASHTRA

● 2024 ●

DK 379290



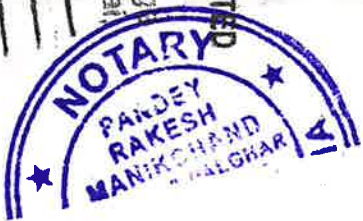
प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८०००००६
11 FEB 2025
सक्षम अधिकारी

श्रीमती संगिता बाधव

This stamp paper forms an
integral part of Affidavit
dated 12th February 2025
executed by Emichter Infra Pvt Ltd.



[Handwritten signature]



ERRICHTER INFRA PRIVATE LIMITED
7th Floor, 1 Aerocity Building,
NBR Compound, Mohli Village
Sector-14, Gurgaon-122001, Haryana

परवत प्रतिक्रियाकारी नोंद वही अर्थ. फॉर्मिक
परवत प्रतिक्रियाकारी नोंद वही अर्थ. फॉर्मिक

मुद्रांक विफल वेगान्याची सही परवानग्यासह मुद्रांक प्रतिक्रियाकारी सही
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12 FEB 2025

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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 P3**” represented herein by its Director, Mr. Rakesh Ramdas Gupta, son of Ramdas Zagaroo Gupta, aged 41 years, married, businessman, resident of H. No. 18/504, Rustomjee Evershine Global City, Virar West, Virar, Palghar, Maharashtra 401303 by resolution dated 16th January 2024.

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

- (1) That **Errichter Infra Private Limited** has a legal title to the land bearing Survey No. 176/1 of Carapur Village, Taluka Bicholim, Goa on which the development of the Project namely “**One Goa P3**” is proposed.
- (2) That the project land is not free from encumbrances and that a charge has been created in favour of **Visira ITCL (India) Limited**.
- (3) That the project shall be completed through **Self Financing of 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 31st 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** 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.



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(10) That **Errichter Infra Private Limited** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(11) 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 _____ day of February, 2025 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 _____ day of February, 2025.



Mr. Rakesh Ramdas Gupta
Deponent

BEFORE ME



Rakesh Manikchand
12/02/2025



PANDEY RAKESH MANIKCHAND
ADVOCATE & NOTARY
(GOVT. OF INDIA)
MUMBAI & PALGHAR

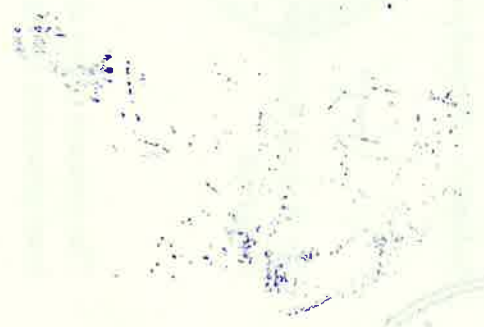
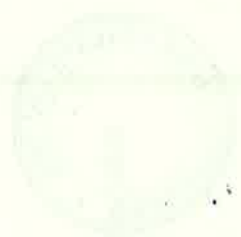
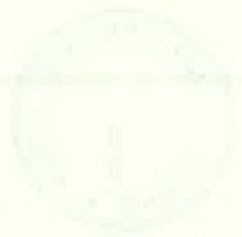


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