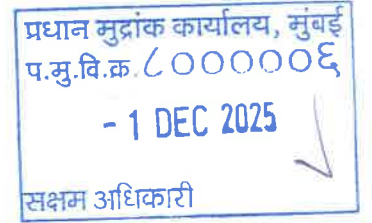




महाराष्ट्र MAHARASHTRA

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EG 891643



Notary Regl No. 04

Sr. No. 9125 Date: 04 DEC 2025 विनायक व 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, 7th Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka Safed Pool, Mumbai - 400072, Promoter of the Project named "Astra" represented herein by its authorized signatory/ Director Mr. Rakesh Ramdas Gupta, son of Mr. Ramdas Zagaroo Gupta, age 43 years, resident of H. No. 18/504, Rustomjee Evershine Global City, Virar West, Virar, Palghar, Maharashtra 401303 by resolution dated 16th January, 2024.



ERRICHTER INFRA PRIVATE LIMITED
 701 Unit, 7th Floor, 1 Aerocity Building,
 Near Compound, Worli, Sakinaka,
 Safe Pool, Mumbai - 400072.

मुद्रांक दिवस _____ दिनांक _____
 मुद्रांक दिवस घेणाऱ्याचे रहिवासी पत्ता _____
 मुद्रांक विशिष्टावतयी नोंद घेई अनु. क्रमांक _____

मुद्रांक दिवस घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रित्याची सही
 परवाना क्रमांक : ८०००००६
 मुद्रांक विक्रीचे ठिकाण/पत्ता : प्रविण ए.ए. चव्हाण
 ३/२७२, नेविल बिझिनेस सेंटर, लकी-हाउस, एस.बी.एस. मार्ग, फोर्ट, मुंबई - ०९.
 शासकीय वसतीलयासमोर/न्यायालयासमोर तिलापत्र सादर करणेसाठी मुद्रांक
 घेणाऱ्याची आवश्यकता नाही. (साधन क्र. ०१/०७/२००४)नुसार
 ज्या कारणासाठी त्यांनी मुद्रांक शरती केला त्यांनी त्याच कारणासाठी
 मुद्रांक शरती घेऊन घेतल्यात याबाबत माहितीत बापरणे बंधनकारक आहे.



- 4 DEC 2023



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



- (1) That **Errichter Infra Private Limited** has a legal title to Plot No. A-134 bearing Survey No. 148/0 of Carapur Village, Taluka Bicholim, Goa on the land on which the Development of the Project namely "Astra" is proposed.
- (2) That the Project land is not free from encumbrances and that a charge has been created in favour of Kotak Mahindra Investments Ltd.
- (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 30th June 2030.
- (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 04th day of December 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 04th day of December 2025.



Mr. Rakesh Ramdas Gupta
Deponent



BEFORE ME



04 DEC 2025

RAMESH G. BHOSALE
Regd. No.: 30226
Advocate & Notary Public
Govt. of India
Bldg. No. 'F' Room No. 14, B.M.C. Colony,
Road No. 15, Agarwada, Sion Koliwada,
Mumbai-400 022