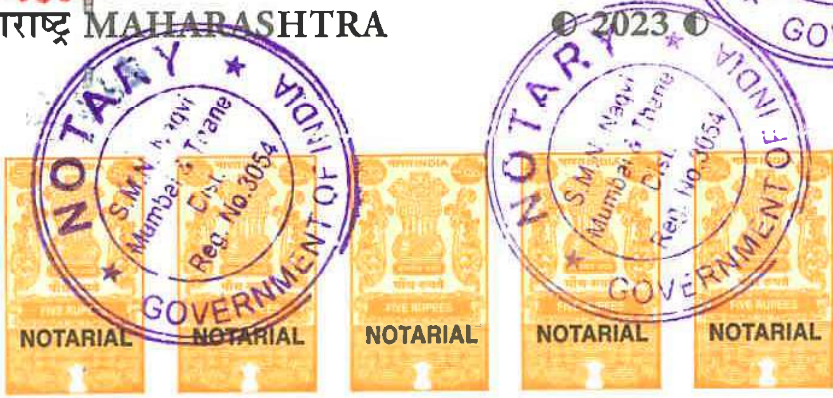




महाराष्ट्र MAHARASHTRA

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

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.



*Ray*



ERCHENTER INFRA PRIVATE LIMITED  
701 DFL, 7th Floor, 1 Aerocity Building  
NIBR Compound, Mehrauli Village Sakinaka  
Safed Pool, Mumbai - 400072. Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता \_\_\_\_\_  
मुद्रांक विक्रीवापरसाठी जोर बर्ग आहे. क्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीसाठीची सही  
परवाना क्रमांक : ८००००००६  
मुद्रांक विक्रीचे विक्रीपत्रिका : प्रविण एन. पावलाण  
२/२०२२, दिनांक विक्रीचे दिनांक : २०२२, २०२२, २०२२, २०२२ - ०९.  
व्यक्तिगत कारणांसाठी मुद्रांक विक्रीचे दिनांक : २०२२, २०२२, २०२२, २०२२  
व्यक्तिगत कारणांसाठी मुद्रांक विक्रीचे दिनांक : २०२२, २०२२, २०२२, २०२२  
व्यक्तिगत कारणांसाठी मुद्रांक विक्रीचे दिनांक : २०२२, २०२२, २०२२, २०२२  
व्यक्तिगत कारणांसाठी मुद्रांक विक्रीचे दिनांक : २०२२, २०२२, २०२२, २०२२

11 MAR 2024  
11 MAR 2024

2257



### **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 P1**” represented herein by its Director, Mr. Rakesh Ramdas Gupta, son of Ramdas Zagaroo Gupta, aged 43 years, 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 P1**” 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*  
16-4-24

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