



महाराष्ट्र MAHARASHTRA

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

श्रीमती सुपमा चव्हाण

THIS STAMP PAPER FORMS AN INTEGRAL PART
 OF THE AFFIDAVIT - CUM- DECLARATION DATED
 16th APRIL 2024 EXECUTED BY ERICHTER
 INFRA PRIVATE LIMITED.



Erichter



EMERSON INFRA PRIVATE LIMITED
 701/08A, 7th Floor, 1 Aerocity Building,
 NIBR Compound, Malviya Village Sakinaka,
 Safed Pool, Mumbai - 400072. Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____
 मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____
 मुद्रांक विक्रीव्यवहारी पौर वर्ग अणु क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची जमीन परवानाधारक मुद्रांक विक्रीव्यवहारी सही
 परवाना क्रमांक : 2000000000
 मुद्रांक विक्रीव्यवहारीचे नाव: प्रमिला एन. चव्हाण
 2/2002, विलेक विंग, विलेक रोड, विलेक, सी.एच. वॉर्ड, फोर्ट, मुंबई - 09.
 भारतीय न्यायालय, मुंबई, कोर्ट क्रमांक: 2000/2008/2008 नुसार
 भव्यदासी आदेशक्रमांक: _____
 ज्या कारणातून जमीन _____ व त्याची त्याच कारणातून
 मुद्रांक क्रमांक: _____ नुसार, आपण विक्रीकारक आहात.

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 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 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 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** 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 16th 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 16th 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