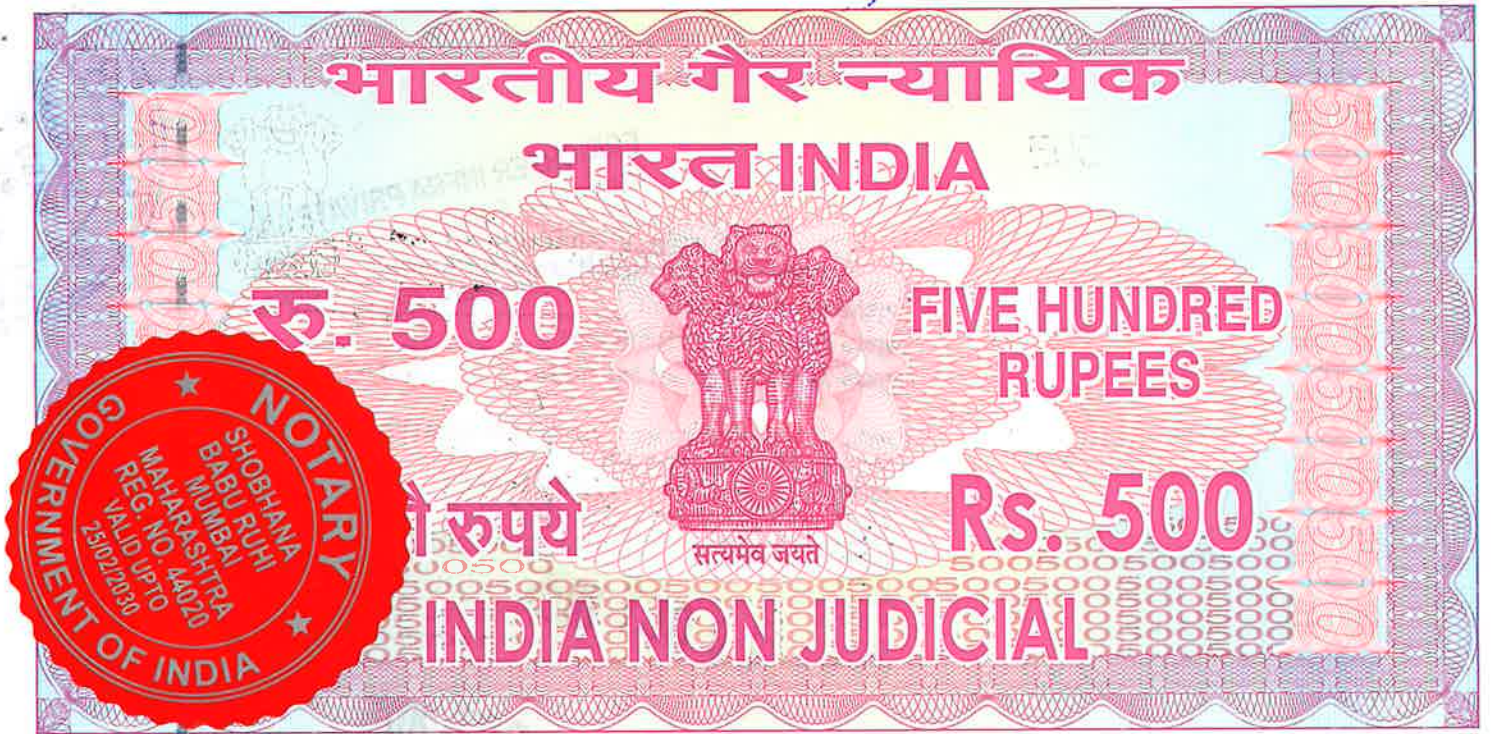
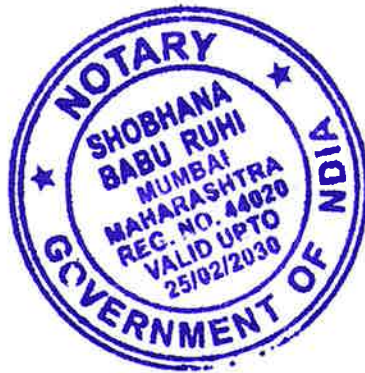




महाराष्ट्र MAHARASHTRA

2025

EG 509574



श्री. विनायक 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 "**Celeste**" represented herein by its authorized signatory/ Director Mr. Ashwinder Singh Matharu, son of Mr. Sukhwindersingh Matharu, aged 39 years resident of 1, Ground Floor, Bakhtawar Building, 42, Narayan Dabolkar Road, Malabar hill, Mumbai, Mumbai city, Maharashtra- 400006 by resolution dated 16th January, 2024.



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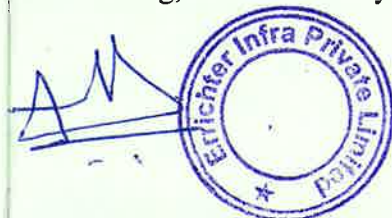
मुद्रांक विकत पोशाक्याची सही परतपासाठी मुद्रांक विक्रीत्याची सही
 परतपास क्रमांक: ८०००००६
 मुद्रांक विक्रीचे ठिकाण/पत्ता: प्रविण एल. चव्हाण
 ३/१०२, नैवेदि मिथुन संघ, लकीसऊ, रम. वि.एस. मार्ग, फर्दे, मुंबई-०१.
 शासकीय पोशाक्यासमोर/त्यासोबत प्रतिसाधन सादर करणसही मुद्रांक
 कागदाची आवश्यकता नाही. (आगत अंक: ११/०८/२००८) बसत
 ज्या कारणासाठी लष्करी पोशाक्यासमोर त्यांची त्याच कारणासाठी
 मुद्रांक घेणे आवश्यक नाही असा निर्णय घेण्यास वापरणे बंधनकारक आहे.

30 OCT 2025



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

- That **Errichter Infra Private Limited** has a legal title to Plot No. A-135 bearing Survey No. 148/0 of Carapur Village, Taluka Bicholim, Goa on the land on which the Development of the Project namely “**Celeste**” is proposed.
- (2) That the Project is free from all encumbrances.
 - (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 September 2029.
 - (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 30th day of October 2025 at Mumbai.



[Signature]

Mr. Ashwinder Singh Matharu
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 30th day of October 2025.

[Signature]

Mr. Ashwinder Singh Matharu
Deponent



BEFORE ME

[Signature]
30-10-2025
SHOBHANA BABU RUHI
NOTARY
Government of India
Mumbai Dist.

SR. No. 1127 P No. 89
NOTARY Register. 02 Date. 30/10/25

