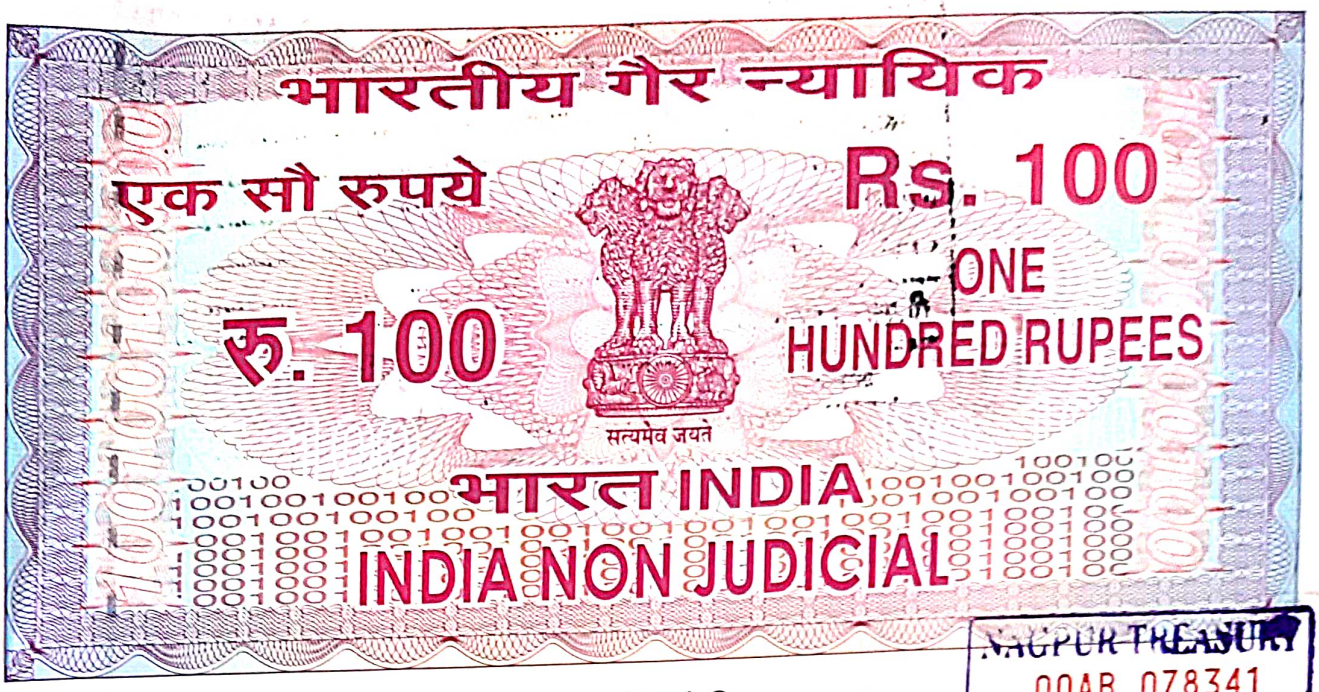


महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
00AB 078341
03 MAY 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG
ENTRY NO 3836
DATE 16/5/2024.

SEAL OF NOTARY GOVT. OF INDIA RAKESH N. MODI Dist. Nagpur (MS) Regn. No. 15138

(FORM B)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Monali Nahush Ghate, Manish Laxmikant Kokne, Kalpana Dilip Joshi, Anaya Indranil Damle, Tanaji Vithobaji Deshmukh, Jeevanasha Vijaykumar Machhariyal, Priya Akash Sondhi, Ashish Nathuprasad Tiwari, Savita Nilkanth Phadke, Rajesh Ramesh Pawar, Vidya Ramesh Pawar, Shahaji Vinayak Pawar, Virendra Kumar Soni, Prasad Gajanan Vaishampayan, Bhallamudi Venkata Ramana Murty,** Land owners of the Proposed project **PLANWISE SAPPHIRE** duly authorized by the promoter of the proposed project.

We, Monali Nahush Ghate, Manish Laxmikant Kokne, Kalpana Dilip Joshi, Anaya Indranil Damle, Tanaji Vithobaji Deshmukh, Jeevanasha Vijaykumar Machhariyal, Priya Akash Sondhi, Ashish Nathuprasad Tiwari, Savita Nilkanth Phadke, Rajesh Ramesh Pawar, Vidya Ramesh Pawar, Shahaji Vinayak Pawar, Virendra Kumar Soni, Prasad Gajanan Vaishampayan and Bhallamudi Venkata

Ramana Murty, Land Owners of the Proposed project **PLANWISE SAPPHIRE**, do hereby solemnly declare, undertake and state as under:

1. That Land owner has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 30/04/2027.

4. That seventy per cent of the amounts to be realized hereinafter by promoter 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter 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.

7. That the promoter shall take all the pending approvals on time from the competent authorities.

8. That the promoter 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 these rules, within seven days of the said changes occurring.

9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

PLANWISE STRUCTURES & SPACES PVT. LTD. NAGPUR

DEPONENTS

1. **MONALI NAHUSH GHATE,**
2. **MANISH LAXMIKANT KOKNE,**
3. **KALPANA DILIP JOSHI,**
4. **ANAYA INDRANIL DAMLE,**
5. **TANAJI VITHOBAJI DESHMUKH,**
6. **JEEVANASHA VIJAYKUMAR MACHHARIYAL,**
7. **PRIYA AKASH SONDHI,**
8. **ASHISH NATHUPRASAD TIWARI,**
9. **SAVITA NILKANTH PHADKE,**
10. **RAJESH RAMESH PAWAR,**
11. **VIDYA RAMESH PAWAR,**
12. **SHAHAJI VINAYAK PAWAR,**
13. **VIRENDRA KUMAR SONI,**
14. **PRASAD GAJANAN VAISHAMPAYAN,**
15. **BHALLAMUDI VENKATA RAMANA MURTY,**

All Acting through their duly constituted Attorney
Planwise Structures and Spaces Private Limited
(Through Director Mr. Shrikant Mukte)

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at **Nagpur** on this **13th** day of May, **2024.**

DEPONENTS

1. **MONALI NAHUSH GHATE,**
2. **MANISH LAXMIKANT KOKNE,**
3. **KALPANA DILIP JOSHI,**
4. **ANAYA INDRANIL DAMLE,**
5. **TANAJI VITHOBAJI DESHMUKH,**
6. **JEEVANASHA VIJAYKUMAR MACHHARIYAL,**
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13. **VIRENDRA KUMAR SONI,**
14. **PRASAD GAJANAN VAISHAMPAYAN,**
15. **BHALLAMUDI VENKATA RAMANA MURTY,**

All Acting through their duly constituted Attorney
Planwise Structures and Spaces Private Limited
(Through Director Mr. Shrikant Mukte)

SWORN BEFORE ME ON THIS 16
DAY OF 5 2024 AT NAGPUR BY
SHRI/SMT./KU. as above
NO. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI/SMT Self
ADVOCATE NAGPUR.

16/5/2024
RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA