



ANNEXURE 'A'- Order No. 50

Declaration-Cum-Undertaking

We, the Promoter i.e **Birla Estates Private Limited** through its Authorised Signatory Mr. Abhishek Naik, having its registered office at Level 8, Birla Aurora, Dr. Annie Besant Road, Opp Century Bazar, Worli, Mumbai-400030, do hereby on solemn affirmation state, declare and undertake as under:

- 1) We, the Promoter i.e. **Birla Estates Private Limited** through its Authorised Signatory Mr. Abhishek Naik, say and declare that the promoter have applied for registration of the real estate Project **Birla Punya Phase 1** with MahaRERA vide application dated 20 /02 /2025
- 2) We say and declare that the application for registration of the real estate project named **"Birla Punya Phase 1"** bearing **"Final Plot No. 90 of Town Planning Scheme-III, situated at Village Sangamwadi, Taluka- Pune City, District- Pune – 411001"** area admeasuring 23316.96 Sq. Mtrs (as per Property Card), Out of this, a portion of **16,939.97 Sq. Mtrs.** is designated for Tower A and Tower C hereinafter referred to as the "project land".
- 3) We say, declare and undertake that as on the date of submission of our application dated 20 /02 /2025, for registration of the real estate project **Birla Punya Phase 1** there are no subsisting pending application submitted to MahaRERA for registration of real estate project(s) by whatever name called to be undertaken on the project land / part thereof or there are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land / part thereof and that the plans as approved by the Competent Authority in respect of the real estate project,



BIRLA ESTATES



Birla Estates Pvt. Ltd.

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CIN: U70100MH2017PTC303291



Birla Punya Phase 1 for which the application is submitted for registration does not amend / modify / delete / alter, the common / special amenities such as recreation / playground, parking, internal road(s), club house, gymnasium, swimming pool, play area (list not exhaustive) as the case may be, provided to the real estate projects in the layout already registered / to be registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, other public reservations (list not exhaustive) as the case may be, as approved by the Competent Authority / Government of Maharashtra.

Note: In event if there is any change in layout plan or if the registration of this project causes any change in layout plan that affects project/s already registered/to be registered with MahaRERA, then in such event due process as laid down in section 14(2) of the Act shall be followed. Similarly, plans would only be sanctioned by the Competent Authority by following provisions of prevalent DCPR and by ensuring the relevant provisions of Development Schemes do not violate or affect any public amenities.

- 4) We, the Promoter i.e. **Birla Estates Private Limited** through its Authorised Signatory Mr. Abhishek Naik solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking is true, correct and binding upon us, for the real estate project **Birla Punya Phase 1**.

For, “**Birla Estates Private Limited**”

Abhishek Naik
Authorized Signatory
Abhishek Naik

Place: **Pune**

Date: 20/02/2025



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