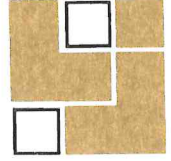


# LJR CONSTRUCTIONS LLP

PROMOTERS & BUILDERS



## DECLARATION

Date: 31-12-2024

To,  
MahaRERA  
Housefin Bhavan, BKC, Bandra  
Mumbai - 400051

Subject: Declaration about Sanction FSI of the Project

We, **Aditya P. Lohia & Pradeep S. Jain**, adult, Indian inhabitant, in our capacity as the Partners of M/s LJR Constructions LLP, a Limited Liability Partnership firm having its Registered Office at 893/6, Lohia Jain House, 2<sup>nd</sup> Floor, Bhandarkar Road, Deccan Gymkhana Pune-411004, do hereby solemnly declare and state as under:

1. We say and declare that we have applied on behalf of Promoter i.e. the said firm M/s LJR Constructions LLP for MahaRERA Registration of the real estate project "PRATHAM VIHAR PHASE I" vide application dated \_\_\_\_\_ (part of the larger layout to be developed as "Pratham Vihar") at Survey No. 132/2, (P) 132/3(P), 133/3(P), Plot No. 1 at Village Dhayari, Taluka Haveli, District Pune - 411041.
2. We say and declare that we have obtained Commencement Certificate, Sanction layout and Building plans vide CC No. 1456/24 dated 28/08/2024 and out of the current sanction on said larger layout for project namely, "PRATHAM VIHAR" we are commencing the construction for the Phase I namely, "PRATHAM VIHAR PHASE I" and the FSI Breakup of the current sanction is as mentioned below;

Sr. No.	Building/Wing Name	Registration No.	Proposed FSI (Sq. Mtrs.)	Sanctioned FSI (Sq. Mtrs.)	
				RESI	COMM.
1	PRATHAM VIHAR PHASE I B, C, E, F Wings + (Shops) from Shop No. 24 to Shop No. 45 in the said buildings	Applied for	37969.79	28802.34	545.63
				29347.97	
2	PRATHAM VIHAR PHASE II G Wing	Future Development	9371.64	0.00	
3	PRATHAM VIHAR PHASE III A & D Wing + (Shops) from	Future Development	19276.81	RESI. 1459.64	COMM. 554.33
				2013.97	

APL

	Shop No. 1 to Shop No. 23 in the said buildings			
	<b>Total</b>		66618.24	31361.94

3. We solemnly state, declare and undertake that the contents of this Declaration are true, correct and binding upon me as well as the Promoter i.e. **M/s LJR Constructions LLP** of the real estate project "**PRATHAM VIHAR PHASE I**"

For **LJR Constructions LLP**.

Aditya P Lohia

**Mr. Aditya P. Lohia**

Partner

Date: **31-12-2024**

Pradeep

**Mr. Pradeep S. Jain**

