

Image Realty LLP

401, Phoenix Commercial Complex, CTS NO 14, Opp. Residency Club, Bund Garden Road,
Pune – 411001. Maharashtra. Tel. : 91 22 67906142

ANNEXURE 'A'- Order No. 50 Declaration-Cum-Undertaking

I, **Yogesh Naik**, adult, Indian inhabitant, the Authorized Signatory of **M/s. Image Realty LLP**, hereby state that Image Realty LLP i.e. the Promoter of Real Estate Project Named "**VANAHA VERDANT MAHOGANY I & II**" do hereby on solemn affirmation state, declare and undertake as under:

1) The Promoter has applied for registration of real estate Project "**VANAHA VERDANT MAHOGANY I & II**" with MahaRERA vide application dated 24/06/2025 .

2) I say and declare that the Promoters proposes to develop and construct the real estate project named **VANAHA VERDANT MAHOGANY I & II**" upon the land within Sector OCR-12 bearing Gat No. 1187(PT), 1188(PT), and 1198/2(PT) admeasuring 18,896.51 Sq. mtrs. within Oxford City Township situated at Village- Lavale, Tal- Mulshi, Dist- Pune-412115 out of which Promoter is desirous of developing the portion of the land area admeasuring 1545.49 sq. mtrs., accordingly, making an application for MahaRERA registration of real estate project "**VANAHA VERDANT MAHOGANY I & II**".

3) I say, declare and undertake that as on the date of submission of my/our application dated 24/06/2025 , for registration of the real estate project **VANAHA VERDANT MAHOGANY I & II** 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, **VANAHA VERDANT MAHOGANY I & II** 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 project 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 real estate 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.

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4) I solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking is true, correct and binding upon me/us, the promoter of the real estate project **VANAHA VERDANT MAHOGANY I & II**
For “**M/s. Image Realty LLP**”



Authorized Signatory



Place: **Pune**

Date: **11/06/2025**