

MRUNMAI PROPERTIES LIMITED

Registered office: SP Centre, 41/44 Minoo Desai Marg, Colaba, Mumbai - 400 005

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CIN: U45200MH2012PLC227292

September 14, 2023

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

Dear Sir/ Madam,

Ref.: Project known as “**Mango Tree Villa Tower 1**” to be constructed by Mrunmai Properties Limited (“**Promoter**”)

Sub: Declaration for CERSAI Report

We refer to the commencement certificate granted by PMRDA vide letter No. DP/BHA/Mou. Shewalwadi & Manjri Bdk/S. No. 11/1 & others/C.R. No. 1719/22-23/1328, dated 21/04/2023 (“**Commencement Certificate**”) in respect of land bearing survey nos.: 11/1, 11/2A, 11/2B, 11/2C, 11/2D/1, 11/2D/2, 12/4 (P), 12/5, 13/1, 13/2A, 14, 15 and 16 at Village Shewalwadi, Tal.: Haveli, Dist.: Pune and S. Nos. 70A, 71/A/2, 71/B, 71C/2, 71/1/1B, 71/A/1/1F and 71/A/1/1E, at Village Manjri Bk., Tal.: Haveli, Dist.: Pune (“**Larger Layout**”).

The Larger Layout is sub-divided into **Plot 1A-1** and **Plot 1A-2**.

We hereby clarify that the said Application has been made for land bearing survey nos. 13/1, 13/2A, 14, 15(part) and 16(part), at Village Shewalwadi, Tal.: Haveli, Dist.: Pune (“**Project/ Subject Land**”), from and out of the proposed layout of land bearing survey nos.: 11/1, 11/2A, 11/2B, 11/2C, 11/2D/1, 11/2D/2, 13/1, 13/2A, 14, 15 and 16, at Village Shewalwadi, Tal.: Haveli, Dist.: Pune buildings at **Plot 1A-2**.

Accordingly, we have enclosed herewith the latest CERSAI report in respect of the Project/ Subject Land.

This is for your information and record.

Yours truly,
For Mrunmai Properties Limited

Authorised Signatory

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	11-08-2023 11:46:25.206
Transaction ID / QRF NO	200277138729
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200277138729
Created By	PUSER
Creation Timestamp	11-08-2023:11:42:39.000
Search Reference Number	10255184358933

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	Gat No13/1 and 13/2A
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	ShevalwadiTaluka Haveli
Street Name / Number	
Pocket	
Locality / Sector	Village Shevalwadi Taluka Haveli and District Pune
City / Town / Village	Shewalewadi
District	Pune
State / UT	Maharashtra
Pin Code / Post Code	412307

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Search Output Details****Asset Details**

Asset ID	200073341069
Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	Land admeasuring in aggregate 45208.40 Sq mt
Survey Number / Municipal Number	Gat No13/1 and 13/2A Part admeasuring about 27813.40 Sq mt Gat No 14 admeasuring 4100 sq mt Ghat No15part admeasuring 12046 sq mt Gat No.16 Part admeasuring about 1249 sq mt
Plot Number	...
Area	45208.4
Area Unit	Square Metre
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	ShevalwadiTaluka Haveli
Street Name / Number	...
Pocket	...
Locality / Sector	Village Shevalwadi Taluka Haveli and District Pune
City / Town / Village	Shewalewadi
District	Pune
State / UT	Maharashtra
Pin Code / Post Code	412307
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details**Current View**

Security Interest ID	400072005265
Transaction Id	200274030860
Total Secured Amount	24000000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	Exclusive



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Entity Identification Number	RXgXsXeXeX XoXtXaXeX1
Created By	F007500018
SI Creation Date In Bank	01-11-2022
SI Registration Date In CERSAI Portal	12-07-2023:11:16:30.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	Delphi Properties Private Limited	NA	No
2	Indian Company	GOSSIP PROPERTIES PRIVATE LIMITED	NA	No
3	Indian Company	PALCHIN REAL ESTATES PRIVATE LIMITED	NA	No
4	Indian Company	FLOREAT INVESTMENTS PRIVATE LIMITED	NA	No
5	Indian Company	SHAPOORJI PALLONJI REAL ESTATE PRIVATE LIMITED	NA	No
6	Indian Company	MANJRI DEVELOPERS PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	Mrunmai Properties Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Original View

Security Interest ID	400072005265
Transaction Id	200274030860
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CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Details Of Charge

Entity Identification Number

Created By

SI Creation Date In Bank

SI Registration Date In CERSAI Portal

Satisfaction Status

Miscellaneous Narration

Exclusive

RXgXsXeXeX XoXtXaXeX1

F007500018

01-11-2022

12-07-2023:11:16:30.000

Not Satisfied

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VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200274030860	Registered Mortgage	Registration	F007500018	12-07-2023 11:16:30.000	F007500018	12-07-2023 11:16:30.000



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---