

MRUNMAI PROPERTIES LIMITED

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

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CIN: U45200MH2012PLC227292

August 11, 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 of Legal Encumbrances

Following are the details of Legal Encumbrances for the subject project under reference as on date:

I, Sreeram Kuppa, authorized signatory of Mrunmai Properties Limited (“**the Promoter**” or “**the Company**”) do hereby declare that at the time of registration of “**Mango Tree Villa Tower 1**” project under Real Estate (Regulation & Development) Act, 2016 there are no litigation on the land admeasuring in aggregate 4 Hectare 43.5869 Ares and bearing (i) Gat No. 13/1 and 13/2A Part admeasuring about 2 Hectares 78.134 Ares out of 2 Hectares and 83 Ares or thereabouts; (ii) Gat No. 14 admeasuring 41 Ares or thereabouts; (iii) Gat No. 15 (Part) admeasuring about 1 Hectare 20.46 Ares out of 7 Hectares and 9 Ares or thereabouts; (iv) Gat No. 16 (Part) admeasuring about 12.49 Ares out of 7 Hectares and 1 Are or thereabouts; all situate, lying and being at Village Shevalwadi, Taluka Haveli, and District Pune. However, it may be noted that an application is pending before the National Company Law Tribunal, Mumbai for amalgamation of the Company with its holding company i.e., Palchin Real Estates Private Limited.

This is for your information and record.

For **Mrunmai Properties Limited**

Authorised Signatory