

MRUNMAI PROPERTIES LIMITED

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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 of Financial Encumbrances

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, following are the details of Financial Encumbrance for the Project/ Subject Land under reference as on date:

“By and under a Common Mortgage Cum Hypothecation Deed dated 1st November 2022 registered with the office of the Sub-Registrar of Assurances under serial no. BBE-3-19846 of 2022 executed inter alia between Mrunmai Properties Limited, therein referred to as “Security Provider 2” and Vistra ITCL (India) Limited, therein referred to as the “Common Security Trustee”, the Promoter has mortgaged inter-alia all its right, title and interest in the Project and all present and future development rights in the Project, and also the land forming part of the Project, for securing the amounts therein and on the terms and conditions contained therein.”

This is for your information and record.

Yours truly,
For **Mrunmai Properties Limited**

Authorised Signatory