



Sahil Shah

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To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan,
Plot No. C- 21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400 051.

UPDATED LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all those pieces and parcels of land comprising of 5 Gat Numbers being Gat Nos. 13/1(part), 13/2A(part), 14, 15(part) and 16(part) and admeasuring in the aggregate 44,358.69 square meters equivalent to 10.96 Acres or thereabouts all situate, lying and being at Village Shevalwadi, Taluka Haveli, and District Pune.

1. This Updated Legal Title Report shall always to be read together with the Legal Title Report dated 16th June, 2023 issued by me ("**Original Title Report**") in respect of the Property.
2. Capitalized terms used in this Updated Legal Title Report will have the same meaning ascribed to them in the Original Title Report, unless otherwise specified therein.
3. On the request of **Palchin Real Estates Private Limited ("PREPL")** a company existing under the Companies Act, 2013, having CIN U45200MH2012PLC227292 and having its registered office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400 005, and the documents as listed herein, I have updated the Original Title Report in respect of the said Property (*as defined hereinbelow*).
4. **Description of said Property:**

All those pieces and parcels of a portion of land admeasuring in the aggregate 44,358.69 square meters equivalent to 10.96 Acres or thereabouts from and out of the total area admeasuring 1,73,400 square meters equivalent to 42.85 Acres or thereabouts situate, lying and being at Villages Shevalwadi, Taluka Haveli and District Pune and more particularly described hereunder ("**Property**"):

Sr. No.	Gat No.	Area (in square meters)
1.	13/1(part)	26,963.69
2.	13/2A(part)	
3.	14	4,100
4.	15(part)	12,046



16/

5.	16(part)	1,249
Total		44,358.69

On or towards the North by: Gat No. 15(Part) and 16 (Part)

On or towards the East by: Nala

On or towards the South by: Nala

On or towards the West by: Canal Road

5. **Additional Documents:**

By an Order delivered on 10th April, 2024, by the National Company Law Tribunal, Mumbai ("NCLT") in Company Petition No. CP(CAA)/238/MB/2023 and Company Application bearing No. CA(CAA.)/3377/MB/2019 filed before the NCLT under the provisions of Sections 230 and 232 of the Companies Act, 2013 ("NCLT Order"), the Scheme of Amalgamation between Mrunmai Properties Limited, (*therein referred to as the Transferor Company*) and Palchin Real Estates Private Limited (*therein referred to as the Transferee Company*) was sanctioned and pursuant thereto from the Appointed Date i.e. 1st April, 2019 ("Scheme of Amalgamation"), the entire business of the Transferor Company therein including *inter-alia* the said Property stood transferred to and vested in the Transferee Company being PREPL without any further act, deed, matter or thing. I note that the certified copy of the aforesaid NCLT Order along with the Scheme of Amalgamation has been registered on 16th July 2024 with the office of the Sub-Registrar of Assurances under serial No. HVL-24-17833 of 2024. I have also been furnished with a copy of E-form INC -28 filed by Mrunmai Properties Limited on 17th May 2024 and PREPL in respect of the aforesaid.

6. I have not been instructed to cause any updated searches to be conducted in the concerned office of the Sub-Registrar of Assurances, CERSAI, ROC and/or Litigation searches.
7. On the basis of and subject to what has been stated hereinabove and in the said Original Title Report, I am of the opinion that pursuant to the said NCLT Order, Palchin Real Estates Private Limited is well and sufficiently entitled to the said Property as the owner thereof.

Dated 5th August, 2024



Yours faithfully,


Sahil Shah
 Advocate High Court