



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100052683

- Project **Mango Tree Villa Tower 1**
- Plot Bearing / CTS / Survey / Final Plot No.: **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, 16 at Village Shewalwadi and Survey Nos. 70A, 71/A/2, 71/B, 71C/2, 71/1/1B, 71/A/1/1F & 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
- **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, 400005**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **20/09/2023** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

12 JUN 2026 04:26:52 PM +0530



Dated: 12/06/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Tower 1

Project Registration Certificate Number: P52100052683

Promoter Name: Palchin Real Estates Private Limited

Original Project Completion date: 30/06/2027

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	12/06/2026



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100053177

- Project **Mango Tree Villa Tower 2**
- Plot Bearing / CTS / Survey / Final Plot No.: **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, 16 at Village Shewalwadi and Survey Nos. 70A, 71/A/2, 71B, 71C/2, 71/1/1B, 71/A/1/1F & 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
- **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **17/10/2023** and ending with **30/07/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

18 JUN 2026 04:42:05 PM +0530



Dated: 18/06/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Tower 2

Project Registration Certificate Number: P52100053177

Promoter Name: Palchin Real Estates Private Limited

Original Project Completion date: 30/07/2027

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	02/08/2024
Correction-2	18/06/2026



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100054077

- Project **Mango Tree Villa Tower 3**
- Plot Bearing / CTS / Survey / Final Plot No.: **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 and Survey Nos. 70A, 71/A/2, 71B, 71C/2, 71/1/1B, 71/A/1/1F and 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
- **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **27/12/2023** and ending with **30/09/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

10 JUN 2026 04:22:18 PM +0530



Dated: 10/06/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Tower 3

Project Registration Certificate Number: P52100054077

Promoter Name: Palchin Real Estates Private Limited

Original Project Completion date: 31/03/2028

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	10/06/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	29/10/2025	30/09/2029



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100053966

- Project **Mango Tree Villa Tower 4**
- Plot Bearing / CTS / Survey / Final Plot No.: **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 and Survey Nos. 70A, 71/A/2, 71B, 71C/2, 71/1/1B, 71/A/1/1F and 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
- **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **18/12/2023** and ending with **31/03/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

01 JUN 2026 06:09:00 PM +0530



Dated: 01/06/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Tower 4

Project Registration Certificate Number: P52100053966

Promoter Name: Palchin Real Estates Private Limited

Original Project Completion date: 31/03/2028

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	01/06/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	26/03/2025	31/03/2029



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100053978

- Project **Mango Tree Villa Phase 1**
- Plot Bearing / CTS / Survey / Final Plot No.: **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, and Survey Nos. 70A, 71/A/2, 71B, 71C/2, 71/1/1B, 71/A/1/1F and 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
- **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **18/12/2023** and ending with **28/02/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

12 AUG 2026 02:10:18 PM +0530



Dated: 12/08/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Phase 1
Project Registration Certificate Number: P52100053978
Promoter Name: Palchin Real Estates Private Limited
Original Project Completion date: 31/07/2026
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	06/08/2024
Correction-2	04/06/2026
Correction-3	12/08/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	27/07/2026	28/02/2029



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number :**P52100053927**
 - Project **Mango Tree Villa Phase 2**
 - Plot Bearing / CTS / Survey / Final Plot No.: **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 and Survey Nos. 70A, 71A/2, 71B, 71C/2, 71/1/1B, 71A/1/1F and 71A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
 - **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5OR
 - That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **11/12/2023** and ending with **30/06/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

10 AUG 2026 02:42:54 PM +0530

Dated: 10/08/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Phase 2
Project Registration Certificate Number: P52100053927
Promoter Name: Palchin Real Estates Private Limited
Original Project Completion date: 30/04/2027
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	20/08/2024
Correction-2	10/06/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	10/08/2026	30/06/2029



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number :**P52100053977**
 - Project **Mango Tree Villa Villament Block 1**
 - Plot Bearing / CTS / Survey / Final Plot No.: **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 and Survey Nos. 70A, 71/A/2, 71B, 71C/2, 71/1/1B, 71/A/1/1F and 71/A/1/1E at Village Manjri Budruk at Shewalewadi, Haveli, Pune, 412307**
 - **Palchin Real Estates Private Limited** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400005**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
 - OR
 - That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **18/12/2023** and ending with **30/04/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

24 JUL 2026 01:49:29 PM +0530

Dated: 24/07/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: Mango Tree Villa Villament Block 1
Promoter Name: Palchin Real Estates Private Limited
Project Type: Residential / Group Housing

Project Registration Certificate Number: P52100053977
Original Project Completion date: 30/05/2027

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	02/08/2024
Correction-2	04/06/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	24/07/2026	30/04/2029