

**Date:** February 28, 2025

To,  
The Corporate Relationship Department  
**BSE Limited**  
P. J. Towers, Dalal Street,  
Mumbai - 400 001  
**Scrip Code:** 960297

**Sub:** Intimation under Regulation 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Execution and Registration of Fifth Supplementary Deed.

Dear Sir/Madam,

Pursuant to approval of Board of Directors at their meeting held on February 15, 2025 for execution of Fifth Supplementary Deed to the Debenture Trust cum Mortgage Deed dated November 28, 2020 read with approval of BSE Limited dated February 25, 2025, the Company has executed and registered the Fifth Supplementary Deed on February 28, 2025 ("**Fifth Supplementary Deed**") to the Debenture Trust cum Mortgage Deed dated November 28, 2020. Please find enclosed copy of Fifth Supplementary Deed for your information and records.

Thanking You.

Yours' faithfully,  
**For Atmosphere Realty Private Limited**



**Vishal Adhav**  
**Company Secretary and Compliance Officer**  
**Membership No.: A65202**

**Encl:** As above

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere O2, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaagroup.com



MahaRERA Reg. No. P51800019950, P51800033845 | Website: <http://maharera.mahaonline.gov.in>



IN ASSOCIATION WITH



**CHANDAK**  
SINCE 1986

PROMISES MADE. PROMISES KEPT.

520/5391

Friday, February 28, 2025

10:27 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5752 दिनांक: 28/02/2025

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: मबई31-5391-2025

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे ऑथोराईज सिग्रेटरी प्रखर अरविंद गुप्ता (कर्ज देणार)

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 1300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:46 AM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 31

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 1000/-

सह दुय्यन लिवांधक वर्ग २  
मुंबई-३९

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225281901828 दिनांक: 28/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016887603202425E दिनांक: 28/02/2025

बँकेचे नाव व पत्ता:

Jls

DELIVERED





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 31

28/02/2025

दस्त क्रमांक : 5391/2025

नोदणी :

Regn:63m

गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: दि.28/11/2020 चे मूळ गहाणखत क्र. करल-3/10489/2020,दिनांक. 03/09/2021 चे दुसरे पुरवणी गहाणखत क्र. करल-3/13923/2021,दि. 20/03/2023 चे तिसरे पुरवणी गहाणखत क्र. करल-4/5456/2023, चे पुरवणी गहाणखत,इतर माहिती दस्तात नमूद केल्याप्रमाणे PUI: TX0317105440000 ( ( C.T.S. Number : 784, 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 and 848 ; ) )
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ॲटमॉस्फियर रियल्टी प्रायव्हेट लिमिटेड चे संचालक नवीन मखीजा तर्फे मुखत्यार जितेंद्र गायकवाड (कर्ज घेणार) वय:-31; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1008, 10 वा मजला, कुशल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, जी. एम. रोड, रोड नं: चेंबूर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADCB1183B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे ऑथोराईज सिग्रेटरी प्रखर अरविंद गुप्ता (कर्ज देणार) वय:-26; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 901,9 वा मजला, टॉवर बी ,पेनिन्सुला बिझनेस पार्क, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AACCG4147R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	5391/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक वर्ग ३  
मुंबई-३१



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Any other case



सह दुय्यम निबंधक वर्ग ३  
मुंबई-३१



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATMOSPHERE REALTY PRIVATE LIMITED	eSBTR/Simple Receipt	69103332025022050512	MH016505687202425S	1000.00	SD	0009352559202425	28/02/2025
2		DHC		0225281901828	1200	RF	0225281901828D	28/02/2025
3		eChallan		MH016887603202425E	100	RF	0009352566202425	28/02/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

मसई-३१	
मसई क्र. ५३८१	२०२५
१/८०	

**Receipt of Document Handling Charges**

PRN	0225281901828	Receipt Date	28/02/2025
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Received from dhc, Mobile number 9920455130, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 5391 dated 28/02/2025 at the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	28/02/2025
Bank CIN	10004152025022801717	REF No.	100697192778
Deface No	0225281901828D	Deface Date	28/02/2025

This is computer generated receipt, hence no signature is required.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225281901828	Date 28/02/2025
Received from dhc, Mobile number 9920455130, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai 31 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 28/02/2025
Bank CIN 10004152025022801717	REF No. 100697192778
This is computer generated receipt, hence no signature is required.	

मबई-३१	
दस्त क्र. ५३९५	२०२५
२ / १०	











CHALLAN  
MTR Form Number-6



GRN	MH016887603202425E	BARCODE			Date	27/02/2025 17:05:23	Form ID	40(b)
Department	Inspector General Of Registration				<div>मवई-३१ दस्ता क ४३८५ Payer Details २/६०</div>			
Type of Payment	Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name	MBI-31_JT SUB REGISTRAR MUMBAI 31				Full Name	ATMOSPHERE REALTY PRIVATE LIMITED		
Location	MUMBAI							
Year	2024-2025 One Time				Flat/Block No.	as per agreement		
Account Head Details			Amount In Rs.		Premises/Building			
0030063301	Registration Fee		100.00		Road/Street			
					Area/Locality	Mumbai		
					Town/City/District			
					PIN	080		
					Remarks (If Any)			
					SecondPartyName=CATALYST TRUSTEESHIP LIMITED-			
					Amount In	One Hundred Rupees Only		
Total			100.00		Words			
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	69103332025022720528	2917002482
Cheque/DD No.					Bank Date	RBI Date	27/02/2025-17:06:21	Not Verified with RBI
Name of Bank					Bank-Branch	IDBI BANK		
Name of Branch					Scroll No. , Date	Not Verified with Scroll		

Department ID :

Mobile No. :

8268479193

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



मबई-३१

दस्त क्र. ५३२५

२०२५

१/६०

महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पवती

e-SECURED BANK &amp; TREASURY RECEIPT (e-SBTR)

Bank Branch: IBKL - 6910004/MUMBAI MAIN BRANCH, CUFFE PARADE 23688575855748  
 Pmt Txn id : 2915879712 Stationery No: 23688575855748  
 Pmt DtTime : 20-FEB-2025@17:15:48 Print DtTime : 21-FEB-2025 12:34:28  
 ChallanIdNo: 69103332025022050512 GRAS GRN : MH016505087014251  
 District : 7101-MUMBAI Office Name : IGR197-FRML SUB REGI  
 GRN Date : 20-FEB-2025@17:15:48

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 1,000/- (Rs One, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 0/- (Rs Zero only)

Article : 5(h) (B) (vi) --Agreement-if not otherwise provided for  
 Prop Mvblty: N.A. Consideration: R 1/-  
 Prop Descr : FIFTH SUPPLEMENTARY DEED TO THE DEBENTURE TRUST CUM MORTGAGE DEE

Duty Payer: PAN-AADCB1183B, ATMOSPHERE REALTY PRIVATE LIMITED

Othe Party: PAN-AACCG4147R, CATALYST TRUSTEESHIP LIMITED

Bank official1 Name & Signature

*K. V. M.*  
136678

*P. Chakraborty*  
11/621



Bank official2 Name & Signature

--- Space for customer/office use - - - Please write below this line ---





FIFTH SUPPLEMENTARY DEED

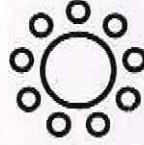
मवई-३१	
दस्ता क्र. ५३८५	२०२५
६/६०	

BETWEEN

ATMOSPHERE REALTY PRIVATE LIMITED

AND

CATALYST TRUSTEESHIP LIMITED



Shardul Amarchand Mangaldas  
Shardul Amarchand Mangaldas & Co.  
Express Towers  
Nariman Point  
Mumbai – 400 021, India





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मबई-३५	
दस्त क्र. ५३८५	२०२५
४	६०



## FIFTH SUPPLEMENTARY DEED

This fifth supplementary deed ("Fifth Supplementary Deed") to the Original Deed (*as defined hereinafter*), is dated this 28 day of February 2025 ("Fifth Supplementary Deed Execution Date"), BETWEEN:

**ATMOSPHERE REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 1008, 10<sup>th</sup> Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (West), Mumbai – 400089, Maharashtra, India hereinafter referred to as the "**Issuer**", (which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors and permitted assigns) of the **FIRST PART**;

AND

**CATALYST TRUSTEESHIP LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right), Kothrud, Pune – 411038, Maharashtra, India, and its branch office at 901, 9TH Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai- 400013, Maharashtra, India hereinafter referred to as the "**Debenture Trustee**" (which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors and permitted assigns) of the **SECOND AND FINAL PART**.

The Issuer and the Debenture Trustee are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**".

### WHEREAS:

- A. The Parties had executed the Original Deed (*as defined below*) to set out the terms and conditions on which the Issuer issued and allotted the Debentures to the investor on a private placement basis.
- B. The Parties have now agreed to make certain amendments to the Original Deed in relation to the redemption of the Debentures and have decided to execute this Fifth Supplementary Deed to capture their revised understanding in this regard.

### NOW THEREFORE IT IS AGREED AMONGST THE PARTIES AS FOLLOWS:

#### 1. DEFINITIONS AND INTERPRETATION

- 1.1. All capitalized terms, unless specifically defined in Clause 1.2 of this Fifth Supplementary Deed, shall have the same meanings as set out under the Original Deed.

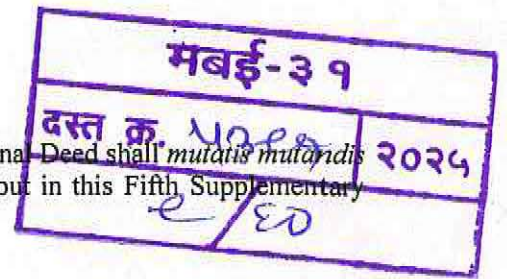
#### 1.2. Definitions

"**Fifth Supplementary Deed**" has the meaning ascribed to the term in the preamble to this Fifth Supplementary Deed;

"**Fifth Supplementary Deed Execution Date**" has the meaning ascribed to the term in the preamble to this Fifth Supplementary Deed; and

"**Original Deed**" means the debenture trust cum mortgage deed dated November 28, 2020, read with the supplementary debenture cum mortgage deed dated February 26, 2021, amendment agreement to the debenture cum mortgage deed dated September 3, 2021, the third supplementary deed dated March 20, 2023, and fourth supplementary debenture trust deed dated September 11, 2023, executed among the Parties.





- 1.3. The interpretation provisions set out in Clause 1.2 of the Original Deed shall *mutatis mutandis* apply to this Fifth Supplementary Deed, as if expressly set out in this Fifth Supplementary Deed.

## 2. STATUS OF ORIGINAL DEED

- 2.1. This Fifth Supplementary Deed is supplemental to the Original Deed. Save and except for those provisions specifically modified and amended by this Fifth Supplementary Deed, all other terms and conditions of the Original Deed shall remain unaltered and in full force and effect. In the event of any conflict between the provisions of this Fifth Supplementary Deed and the provisions of the Original Deed, the provisions of this Fifth Supplementary Deed shall prevail in relation to the matters set out herein. Further, Clause 46 (Notices), Clause 47 (Governing Law and Jurisdiction) and Clause 50 (Miscellaneous) of the Original Deed shall *mutatis mutandis* apply to this Fifth Supplementary Deed and shall be deemed to be incorporated into this Fifth Supplementary Deed by reference.
- 2.2. The provisions of this Fifth Supplementary Deed shall become effective from the Fifth Supplementary Deed Execution Date.

Consequently, on and effective from the Fifth Supplementary Deed Execution Date:

- 2.2.1. This Fifth Supplementary Deed shall form an integral part of the Original Deed and shall be read along with the Original Deed.
- 2.2.2. All references to **"the Deed"** or **"this Deed"** in the Original Deed shall mean a reference to the Original Deed as amended by this Fifth Supplementary Deed.
- 2.2.3. All references to the Original Deed in any other document shall mean a reference to the Original Deed as amended by this Fifth Supplementary Deed.

## 3. AMENDMENTS

- 3.1. The Parties hereby agree, acknowledge and confirm that the definition of Amounts Outstanding in Clause 1.1 of the Original Deed shall be replaced by the following definition:

**"Amounts Outstanding"** shall mean, without any double counting, all financial obligations of the Issuer at all times owing to the Debenture Trustee or the Debenture Holders in respect of the Debentures, this Deed and / or any other Transaction Document (in each case, whether alone or jointly, or jointly and severally, with any other person, whether actually or contingently, and whether as principal, surety or otherwise) and shall include the obligations to Redeem the Debentures in terms thereof together with the principal and premium amounts, accrued but unpaid Coupon, any outstanding remuneration and all fees, costs, charges and expenses payable to the Debenture Trustee, any indemnification payments to the Debenture Trustee and all other monies payable by the Issuer in respect of the Debentures under the Transaction Documents and all other present and future financial obligations and liabilities of the Issuer under the Transaction Documents (including any amounts as agreed to be adjusted by the parties in writing in accordance with **Schedule XIII**);"

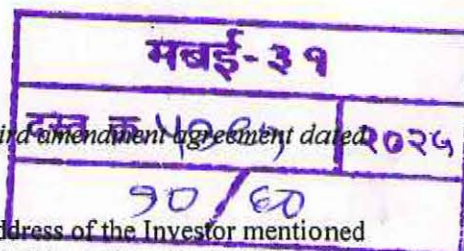
- 3.2. The Parties hereby agree, acknowledge and confirm that the definition of Investment Agreement in Clause 1.1 of the Original Deed shall be replaced by the following definition:

**"Investment Agreement"** means the investment agreement dated March 25, 2020 executed between the Investor, the Issuer and the Promoters, and as amended by the (a) amendment agreement dated June 30, 2020; (b) second amendment agreement dated October 30, 2020; (c)





the deed of accession dated November 28, 2020, and (d) the third amendment agreement dated March 20, 2023 and as amended from time to time;"



- 3.3. The Parties hereby agree, acknowledge and confirm that the address of the Investor mentioned in the definition of Investor in Clause 1.1 of the Original Deed shall be replaced by the following address:

"...4-2, Ohtemachi 1-chome, Chiyoda-ku, Tokyo 100-8088, Japan...;"

- 3.4. The Parties hereby agree, acknowledge, and confirm that following new paragraph shall be inserted as Paragraph 3.5 of Schedule V the Original Deed:

"3.5. Additional actions in connection with the Specified Redemption Dates

3.5.1. Effective from January 1, 2025, the Issuer shall (and the Promoters shall ensure that the Issuer shall) provide the Investor with details of the Identified Apartments and the status of collection of receivables in the format set out at **Schedule XII ("Status Report")** on or prior to the relevant Cut-Off Date to each Specified Redemption Date. Further, the Issuer and the Promoters shall immediately provide all such information as the Investor may request to review in connection with the Status Report."



- 3.5. The Parties hereby agree, acknowledge and confirm that Annexure I of this Fifth Supplementary Deed shall be inserted as Schedule XII of the Original Deed.
- 3.6. The Parties hereby agree, acknowledge and confirm that Annexure II of this Fifth Supplementary Deed shall be inserted as Schedule XIII of the Original Deed.

#### 4. REPRESENTATIONS AND WARRANTIES

On the date of this Fifth Supplementary Deed, the representations and warranties set out in Clause 26 (*Representation and Warranties*) of the Original Deed shall be repeated as if the same have been provided under this Fifth Supplementary Deed.

#### 5. MISCELLANEOUS

- 5.1. The Parties have agreed to designate this Fifth Supplementary Deed as a Transaction Document.
- 5.2. This Fifth Supplementary Deed shall automatically terminate on the termination of the Original Deed.





मलई-३९	
दस्त क्र. ५३-८९	२०२५
९९	६०

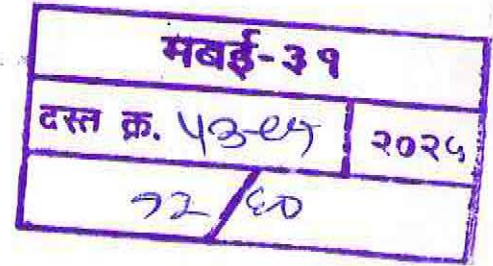


# ANNEXURE I

## "SCHEDULE XII: STATUS REPORT

Tower	Flat No.	Booking Date	Name of Party	CARE A Sq. ft	CARE A Sq. mm	SARE A Sq. Ft.	TYPE	Rate as per sq ft	Sum of Agreement Value	Club House Charges	Development Charges	Total Value	Due Amt (With/Out ST) (A)	Amt Received (With/Out ST) (B)	Other Charge Received	Total Value Received	Amount Receivable (A-B)	REG DATE	Payment Plan	Subvention Cost	SD Amount	Total Net Value (Including Clubhouse & Infra)
[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]	[*]





ANNEXURE II  
"SCHEDULE XIII"

#	Line-item
A.	(i) Reserves / balance in the Free Flow Account (computed in accordance with terms of the Escrow Documents) + (ii) Excess deductions in previous redemptions (if any) + (iii) adjustments for uncollected receivables as mentioned below
B.	Subvention costs on the sold area of the Identified Apartments ("Sold Area")
C.	Stamp duty and registration fees payable as per Applicable Law on the Sold Area
D.	Any other expense incurred by the developer
E.	Total available payout = A – (B + C + D)
F.	Redemption Principal = INR 250,000,000
G.	Redemption Premium = Total available payout less Coupon Payment @ 6% p.a. on outstanding principal of INR 250,000,000 for the period from January 1, 2025 until the day prior to the Scheduled Redemption Date, less principal of INR 250,000,000

For the purpose of determining the Amounts Outstanding, the uncollected receivables shall be discounted at twelve (12) percent per annum as per the rate period mentioned in the table below:

Period	Scheduled	1	2	3	4	5	6	7	8	9	10	11	12
Start	21-03-25	30-04-25	31-05-25	30-06-25	31-07-25	31-08-25	30-09-25	31-10-25	30-11-25	31-12-25	31-01-26	28-02-26	31-03-26
Uncollected Receivables from													
Litigated units (A)	26,480,775												26,480,775
unsold units (@ INR 23,250 per sq. ft.) (B)	XXX			XXX									
sold units (C)	XXX	XXX / 2	XXX / 2										
Total receivable (A+B+C)													

- The value for litigated units before discount is agreed at INR twenty-six million four hundred eighty thousand seven hundred and seventy-five (INR 26,480,775)
- The value for the unsold Identified Apartments before discount is agreed at INR twenty-three thousand two hundred and fifty (INR 23,250) per square foot of carpet area.
- The sold units are valued (before discount) as per the latest weekly report closer to the Scheduled Redemption Date."

(Signature pages to follow)





Signed and delivered for and on behalf of  
**ATMOSPHERE REALTY PRIVATE LIMITED**

For ATMOSPHERE REALTY PRIVATE LIMITED

Authorised Signatory  
Name: Mr. Navin Makhiya



In the presence of

- 1) Vikas Nandani -
- 2) Dilip Soli -

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९३/६०	



*This signature page forms an integral part of the Fifth Supplementary Deed to the Original Deed executed by and between Atmosphere Realty Private Limited and Catalyst Trusteeship Limited*

Signed and delivered for and on behalf of  
CATALYST TRUSTEESHIP LIMITED

*[Signature]*

Authorised Signatory

Authorised Signatory

Name: *Prakhar Gupta*



In the presence of

1) Vikas Narware *[Signature]*

2) Dilip Sah *[Signature]*

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१४	६०







01/12/2020

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कुर्ला 3

दस्ता क्रमांक : 10489/2020

नो.पणी :

Regn:63m

मबई-३१

गमाचे नाव : नाहूर

- (1) विलेखाचा प्रकार गहाणखत  
(2) नोबदला 2179000000  
(3) बाजारभाव (बाहेरपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी घेतो की पट्टेदार ते नमुद करावे) 0  
(4) मू-मापन, गोटहिरसा व घरकनांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर गाहिती: (1) दस्तामधील पार्ट बी, शेड्युल 6 मध्ये नमूद केलेल्या सवितीत सदनिकांवर प्रथम रॅकिंग गहाण खत (2) दस्तात नमूद केलेल्या प्रोजेक्ट (विंग बी, ई, आणि एफ) साठीची जमीन क्षेत्रफळ 1990 चौ. मी., सी.टी. एन. नं. 784, 784/1, 785, 786, 787, 788, 790, 791, 792/ए, 793 व 848, पर सेकंड रॅकिंग आणि रेसिड्युअल गहाणखत, (3) दस्तात नमूद केलेली जंगम मालमत्ता (प्रोजेक्ट अकारंदित आणि रिसिल्वेबल) वरील प्रथम रॅकिंग ह्यावपोधिकेशन, मोजे नाहूर, गोरगांव मुलुंड लिंक रोड, मुंबई 400080, कर्जाची रक्कम 2,17,90,00,000/- ( C.T.S. Number : 784, 784/1, 785, 786, 787, 788, 790, 791, 792/ए, 793 व 848, ; )

- (5) क्षेत्रफळ 1) 1990 चौ.मीटर  
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.  
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.  
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता  
(9) दस्तऐवज करून दिल्याचा दिनांक 28/11/2020  
(10) दस्त नोंवणी केल्याचा दिनांक 01/12/2020  
(11) अनुक्रमांक, खंड व पृष्ठ 10489/2020  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2002000  
(13) बाजारभावाप्रमाणे नोंवणी शुल्क 30000  
(14) शेटा

1): नाव:- अँटमोसविपर रियलिटी प्रा. लिमिटेड चे संचालक नवीन अमरलाल माखिजा तर्फे मुखत्यार तुषार एन. गांधी वय:- 40; पत्ता:- प्लॉट नं: ऑफिस नं. 808, माळा नं: 8 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉमप्लेक्स, ब्लॉक नं: शोपर्स स्टोपच्या वर, चेंबूर पश्चिम, रोड नं: जी. एम. रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400089 पॅन नं:- AACDB1183B  
1): नाव:- नॅटसिस्ट टूस्टीशीप लिमिटेड तर्फे प्राधीकृत व्यक्ती मित शॉक वय:- 27; पत्ता:- प्लॉट नं: ऑफिस नं. 604, माळा नं: 6 वा मजला, इमारतीचे नाव: बिंदसर, ब्लॉक नं: कासीना, सांताक्रुझ पूर्व, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400098 पॅन नं:- AACCG4147R

सह. दुय्यम निबंधक  
कुर्ला-३ (विंग-२)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारतांना निबळलेला अनुच्छेद :-

b) When possession is not given



खबरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३  
मुंबई उपनगर जिल्हा.



महाराष्ट्र-३५

दस्तावेज-५३६७ २०२५

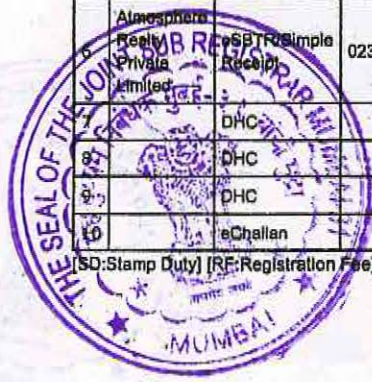
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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518846	MH007415860202021S	500.00	SD	0003485271202021	01/12/2020
2	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518841	MH007415692202021S	500.00	SD	0003485269202021	01/12/2020
3	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518867	MH007416137202021S	500.00	SD	0003486015202021	01/12/2020
4	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518860	MH007416002202021S	500.00	SD	0003485268202021	01/12/2020
5	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518886	MH007416343202021S	1000000.00	SD	0003485265202021	01/12/2020
6	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518894	MH007416479202021S	1000000.00	SD	0003485262202021	01/12/2020
7		DHC		0112202009978	2000	RF	0112202009978D	01/12/2020
8		DHC		0112202010092	640	RF	0112202010092D	01/12/2020
9		DHC		2411202002769	360	RF	2411202002769D	01/12/2020
10		eChallan		MH007602185202021E	30000	RF	0003485272202021	01/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





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**SUPPLEMENTARY DEBENTURE TRUST CUM MORTGAGE DEED**

**DATED FEBRUARY 26, 2021**

**TO**

**THE DEBENTURE TRUST CUM MORTGAGE DEED LISTED IN SCHEDULE I HERE TO**

**BY AND BETWEEN**

**ATMOSPHERE REALTY PRIVATE LIMITED**

**AND**

**CATALYST TRUSTEESHIP LIMITED**







महाराष्ट्र MAHARASHTRA

2020

XN 118165



प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००९०  
10 NOV 2020  
सक्षम अधिकारी

श्री. सी. टी. अंबेकर

### SUPPLEMENTARY DEBENTURE TRUST CUM MORTGAGE DEED

This supplementary debenture trust cum mortgage deed (hereinafter referred to as the "Supplementary Deed") in relation to the Debenture Trust cum Mortgage Deed as detailed in Schedule I hereunder ("Principal Deed"), is made on this 26<sup>th</sup> day of February, 2021 at Mumbai

#### BY AND BETWEEN

1. **ATMOSPHERE REALTY PRIVATE LIMITED**, a company incorporated under the [Companies Act, 1956 / Companies Act, 2013] with its corporate identity number U70102MH2007PTC166974 and having its registered office at 808, Krushal Commercial Complex, above Shoppers Stop, G.M. Road, Chembur (West), Mumbai – 400089 (hereinafter referred to as the "Company", which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns) of the **ONE PART**;





AND

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2. **CATALYST TRUSTEESHIP LIMITED**, a company incorporated under the Companies Act, 1956 with corporate identity number U74999PN1997PLC110262 and having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right), Kothrud,, Pune-411038 and Delhi Office: 810, 8th Floor Kailash Building, 26, Kasturba Gandhi Marg, New Delhi – 110001 and Mumbai Office: Windsor, 6th Floor, OfficeNo-604, C.S.T. Road, Kalina, Santacruz(East), Mumbai-400098, in its capacity as debenture trustee for the debenture holder(s) (hereinafter referred to as the **"Debenture Trustee"**, which expression shall, unless repugnant to the subject or context thereof, and include its successors and assigns) of the **OTHER PART**.

Each of the parties mentioned above are hereinafter collectively referred to as the **"Parties"** and individually as a **"Party"**.

**WHEREAS:**

- A. The Parties have entered into Principal Deed as listed in Schedule 1 hereunder for recording the terms and conditions for issuance of Debentures by the Company in accordance with the provisions of the Companies Act, 2013 and the regulations applicable to issue of debentures notified by Securities Exchange Board of India (**"SEBI"**), from time to time.
- B. SEBI has amended certain provisions of the SEBI (Issue and Listing of Debt Securities) Regulations, 2008 and SEBI (Debenture Trustee) Regulations, 1993 through its Gazette Notifications nos. 34 and 35, respectively and each dated October 8, 2020. Further, SEBI has issued certain guidelines regarding debt instruments and debenture trustees through its circulars bearing reference numbers (i)SEBI/HO/DDHS/CIR/P/103/2020 and dated June 23, 2020(ii) SEBI/HO/DDHS/CIR/P/2020/198 and dated October 5, 2020; (iii)SEBI/HO/MIRSD/CRADT/CIR/P/2020/203 and dated October 13, 2020; (iv)SEBI/HO/MIRSD/CRADT/CIR/P/2020/207 and dated October 22, 2020; (v) SEBI/HO/MIRSD/CRADT/CIR/P/2020/218 and dated November 3, 2020; and (vi) SEBI/ HO/ MIRSD/CRADT/ CIR/ P/ 2020/230 and dated November 12, 2020 (collectively referred to as the **"Debenture Circulars"**).
- C. In accordance with the applicable laws including the terms stipulated under the Debenture Circulars, the Parties are now desirous of making amendments to the Principal Deed by executing this Supplementary Deed.

**NOW THIS SUPPLEMENTARY DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED** as follows:

1. **Definitions and Interpretation**
- 1.1. Unless otherwise expressly stated or defined or the context otherwise requires for herein, words and expressions defined herein shall have the same meaning attributed to them under the Principal Deed.





1.2. The rules of the interpretation applicable in the Principal Deed shall apply *mutatis mutandis* to this Supplementary Deed.

1.3. The Supplementary Deed henceforth is to be read, interpreted and construed in conjunction with and harmoniously with other provisions of the Principal Deed. In case of conflict between this Supplementary Deed and the Principal Deed, the provisions of this Supplementary Deed shall override those of the Principal Deed.

1.4. This Supplementary Deed and the Principal Deed shall be deemed to be consolidated to form and read as one debenture trust deed. Subject to the variations contained in this Supplementary Deed, the Parties agree that all existing terms and conditions of the Principal Deed not expressly varied, amended, substituted or modified herein shall apply and remain in full force and effect and be read, constructed, enforced as if the terms and conditions of this Supplementary Deed were inserted in the Principal Deed by way of addition, variation and/or substitution, as the case may be.

## 2. Amendments to the Principal Deed

2.1. New definitions shall be included in the existing Definitions clause of the respective Principal Deed as follows:

"**Recovery Expense Fund**" shall mean fund contributed by the Company towards creation of a recovery expense fund as required to be created in terms of the circular no. SEBI/HO/MIRSD/CRADT/CIR/P/2020/207 and dated October 22, 2020 on "Contribution by Issuers of listed or proposed to be listed debt securities towards creation of "Recovery Expense Fund" issued by SEBI, as amended from time to time.

"**SEBI Debenture Circulars**" shall mean circulars regarding debt instruments and debenture trustees issued by SEBI bearing reference numbers (i) SEBI/HO/DDHS/CIR/P/2020/198 and dated October 5, 2020; (ii) SEBI/HO/MIRSD/CRADT/CIR/P/2020/203 and dated October 13, 2020; (iii) SEBI/HO/MIRSD/CRADT/CIR/P/2020/207 and dated October 22, 2020; (iv) SEBI/HO/MIRSD/CRADT/CIR/P/2020/218 and dated November 3, 2020; and (v) SEBI/HO/MIRSD/CRADT/CIR/P/2020/230 and dated November 12, 2020"

2.2. Immediately after the last provision/ article/ section/ clause of the respective Principal Deed, the following shall be inserted:

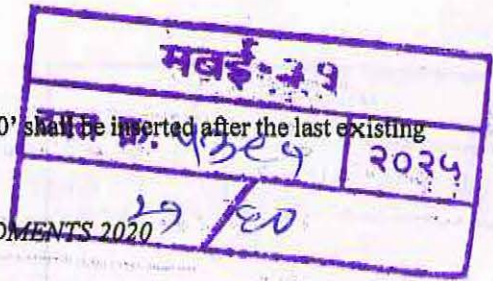
"In order to incorporate the terms of the SEBI Debenture Circulars within this Deed, all the provisions set out under the schedule hereto named 'Schedule – SEBI AMENDMENTS 2020' is hereby included as an integral part of this Deed".





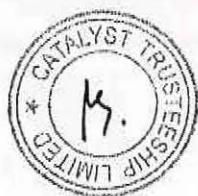
- 2.3. A new Schedule as 'Schedule – SEBI Amendments 2020' shall be inserted after the last existing Schedule of Principal Deed as follows:

"SCHEDULE – SEBI AMENDMENTS 2020"

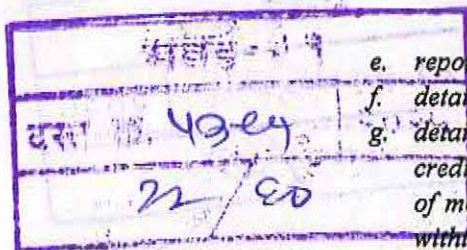


**1. Due diligence on continuous basis**

- (i) The Debenture Trustee shall carry out due diligence on continuous basis to ensure compliance by the Company, with the provisions of the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, SEBI (Issue and Listing of Debt Securities) Regulations, 2008, SEBI (Debenture Trustee) Regulations, 1993, the listing agreement of the stock exchange(s) where the Debentures are listed, this Deed and any other regulations issued by SEBI pertaining to debt issuance.
- (ii) For the purpose of carrying out the due diligence as required in terms of the SEBI Debenture Circulars, the Debenture Trustee, either through itself or its agents/advisors/consultants, shall have the power to examine the books of account of the Company and to have the Company's assets inspected by its officers and/or external auditors/valuers/consultants/lawyers/technical experts/management consultants appointed by the Debenture Trustee.
- (iii) The Company shall promptly disclose and furnish to the Debenture Trustee, all documents/information about or in relation to the Company or the Debentures, as requested by the Debenture Trustee to fulfil its obligations hereunder or to comply with any Applicable Law, including in relation to filing of its reports/ certification to stock exchange within the prescribed timelines.
- (iv) The Company shall submit documents/ information as the Debenture Trustee may require to conduct continuous and periodical due diligence and monitoring of Security created/assets on which security interest/ charge is created, which shall inter alia include
- periodical status/ performance reports from the Company within seven days of the relevant board meeting of the Company or within 45 days of the respective quarter, whichever is earlier;
  - details with respect to defaults, if any, with regard to payment of interest or redemption of Debentures;
  - details with respect to the implementation of the conditions regarding creation of Security for the Debentures, debenture redemption reserve and Recovery Expense Fund;
  - details with respect to the assets of the Company and of the guarantors, if any, to ensure that they are sufficient to discharge the interest and principal amount at all times and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders;







- e. reports on the utilization of funds raised by the issue of Debentures;
- f. details with respect to conversion or redemption of the Debentures;
- g. details with respect to dispatch of the debenture certificates and interest warrants, credit of the debentures in the demat account of the debenture holders and payment of monies upon redemption of Debentures to the debenture holders due to them within the stipulated time period in accordance with the Applicable Law.
- h. details regarding monitoring of utilisation of funds raised in the issue of Debentures;
- i. certificate from the statutory auditors of the Company:
  - i. in respect of utilisation of funds during the implementation period of the project; and
  - ii. in the case of debentures issued for financing working capital, at the end of each accounting year.
- j. such other documents or information as may be required by the Debenture Trustee in accordance with the Applicable Law.



The Company shall –

- a. provide such documents/information and assistance to the Debenture Trustee as required by the Debenture Trustee to carry out the necessary due diligence and monitor the asset cover on a quarterly basis in the manner as may be specified by SEBI from time to time;
- b. submit a certificate from the statutory auditor on a half-yearly basis, giving the value of receivables/book debts, and maintenance of asset cover as per the terms of Offer Document/ Information Memorandum and/or this Deed including compliance with the covenants of the Offer Document/Information Memorandum in the manner as may be specified by the Board from time to time.

(vi) The Company shall submit the following reports/ certification to the Debenture Trustee within the timelines mentioned below:

Reports/Certificates	Timelines for submission Regulations to Debenture Trustee	Timeline for submission of reports/certifications by Debenture Trustee
Asset cover Certificate	Quarterly basis within 30 days from end of each quarter or within such timelines as prescribed under Applicable Law	Quarterly basis within 60 days from end of each quarter or within such timelines as prescribed under Applicable Law
A statement of value of pledged securities		
A statement of value for Debt Service Reserve Account or any other form of security offered		
Net worth certificate of guarantor (secured by way of personal guarantee)	Half yearly basis within 30 days from end of each half- year or within such timelines as prescribed under Applicable Law	Half yearly basis within 60 days from end of each half-year or within such timelines as prescribed under Applicable Law.





Reports/Certificates	Timeliness for submission Requirements for Debenture Trustee	Timeliness for submission of reports/certifications by Debenture Trustee
Financials/value of guarantor prepared on basis of audited financial statement etc. of the guarantor(secured by way of corporate guarantee)	Annual basis within 45 days from end of each financial year or within such timelines as prescribed under Applicable Law.	Annual basis within 75 days from end of each financial year or within such timelines as prescribed under Applicable Law.
Valuation report and title search report for the immovable/movable assets, as applicable		

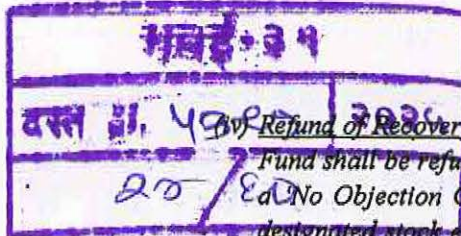
(vii) The Debenture Trustee may at any time through its authorized representatives and agents, inspect books of account, records, registers of Company and the trust property to the extent necessary for discharging its obligations and the Company shall provide full and unimpeded access to the records, registers and books of accounts and facilitate in the inspection and due diligence process. Any fees, costs expenses incurred in conducting such inspection/due diligence process shall be fully borne by the Company. In the event, any fees, costs expenses are borne by the Debenture Trustee, it shall be reimbursed forthwith by the Company upon request."

## 2. Recovery Expense Fund

- (i) The Company shall maintain Recovery Expense Fund as per the provisions of SEBI (Debenture Trustees) Regulations, 1993 and any circulars, guidelines and regulations issued by SEBI, as applicable. The Recovery Expense Fund shall be created to enable the Debenture Trustee to take prompt action in relation to the enforcement of the Security in accordance with the transaction documents.
- (ii) Creation of Recovery Expense Fund: The Company shall deposit cash or cash equivalents including bank guarantees towards the contribution to Recovery Expense Fund with the designated stock exchange and submit relevant documents evidencing the same to the Debenture Trustee from time to time. The Company shall ensure that the bank guarantees remains valid for a period of six months post the maturity date of the Debentures. The Company shall keep the bank guarantees in force and renew the bank guarantees at least seven working days before its expiry, failing which the designated stock exchange shall invoke such bank guarantee.
- (iii) Utilisation of Recovery Expense Fund: In the event of default, the Debenture Trustee shall obtain the consent of Debenture holders for enforcement of security and shall inform the same to the designated stock exchange. The amount lying in the Recovery Expense Fund shall be released by the designated stock exchange to the Debenture Trustee within five working days of receipt of such intimation. The Debenture Trustee shall keep a proper account of all expenses incurred out of the funds received from Recovery Expense Fund towards enforcement of Security.







**Refund of Recovery Expense Fund to the Company:** The balance in the Recovery Expense Fund shall be refunded to the Company on repayment to the Debenture holders for which a 'No Objection Certificate (NOC)' shall be issued by the Debenture Trustee(s) to the designated stock exchange. The Debenture Trustee shall satisfy that there is no 'default' on any other listed debt securities of the Company before issuing the NOC.

### 3. Inter Creditor Agreement("ICA"):

If and as applicable, ICA if executed and if mandatorily required to be executed by the Subscribers under the directions issued by Reserve Bank of India described as the Reserve Bank of India (Prudential Framework for Resolution of Stressed Assets) Directions, 2019, containing framework with a view to providing a framework for early recognition, reporting and time bound resolution of stressed assets on June 7, 2019 as amended from time to time. The Company shall conform with the guidelines issued in respect ICA by the Regulatory Authorities from time to time,

### 4. Forensic Audit:

In case of initiation of forensic audit (by whatever name called) in respect of the Company, the Company shall provide following information and make requisite disclosures to the stock exchanges:

- (i) the fact of initiation of forensic audit along-with name of entity initiating the audit and reasons for the same, if available; and
- (ii) final forensic audit report (other than for forensic audit initiated by regulatory / enforcement agencies) on receipt by the Company along with comments of the management, if any

### 5. The Company shall provide intimation regarding:

- (i) Any default in timely payment of interest or redemption or both in respect of the non-convertible debt securities;
- (ii) All covenants of the issue (including side letters, Event of Default clause, etc).

### 6. "Nominee Director":

The Debenture Holder(s) and the Trustee shall have the right to appoint a nominee director as per the SEBI (Debenture Trustee) Regulations, 1993 on the Board of the Company ("Nominee Director") in the event of:

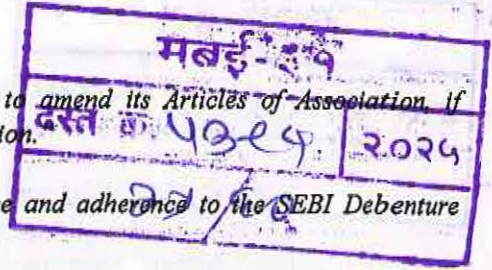
- a) Two consecutive defaults in payment of interest to the Debenture Holder(s); or
- b) default in creation of Security for Debentures (if applicable); or
- c) default in Redemption of Debentures;

The Nominee Director shall not be liable to retire by rotation nor required to hold any qualification shares. The Company shall appoint the Nominee Director forthwith on receiving a nomination notice from the Trustee. The Nominee Director shall be appointed on all key committees of the Board of Directors of the Company. The





Company shall take all steps necessary to amend its Articles of Association, if necessary to give effect to the above provision.



7. The Company shall ensure due compliance and adherence to the SEBI Debenture Circulars in letter and spirit

3. The Company agrees and confirms that this Supplemental Deed does not and shall not be construed to affect any rights, title, interest whatsoever in an immovable property including the properties secured under the Principal Deed, if any, and does not purport or operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, to or in any immovable property.

4. **Severability**

If any provisions of this Supplementary Deed becomes invalid, illegal or unenforceable in any respect under any law, then the validity, the legality and enforceability of the remaining provisions shall not in any way be affected or impaired.



5. **Counterparts**

This Supplementary Deed may be executed in any number of counterparts and all of which taken together shall constitute one and the same instrument. The Parties may enter into this Supplementary Deed by signing such counterparts.

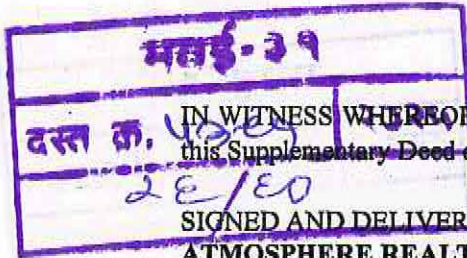
6. **Governing Law and Jurisdiction**

In the event of any dispute arising out of or in connection with this Supplementary Deed, the provisions relating to governing law, jurisdiction and dispute resolution, as applicable to the Principal Deed shall apply *mutatis mutandis* to this Supplementary Deed.

7. **Inconsistency**

In the event of any conflict or inconsistency of any term or provision set forth in this Supplementary Deed and the Principal Deed, to the extent of such conflict or inconsistency, the terms of this Supplementary Deed shall prevail.





IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Supplementary Deed on the date stated at the beginning.

SIGNED AND DELIVERED BY

ATMOSPHERE REALTY PVT. LTD.

The 'Company' within named through its  
Authorized Signatory

Mr. Manan P. Shah, Director

or ATMOSPHERE REALTY PRIVATE LIMITED

Director / Authorised Signatory

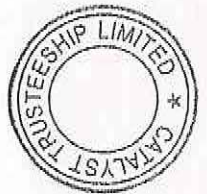


SIGNED AND DELIVERED by the  
CATALYST TRUSTEESHIP LIMITED  
The 'Trustees' within named through its  
Authorized Signatory

Mr. Mit H. Shroff, Manager

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory





मबई-३१	
दस्त क्र. ५३-६५	२०२५
२२/१०	

Schedule I

PARTICULARS OF DEBENTURE TRUST DEED

Serial no	Consent Letter No.	ISIN	Principal Deed	Date	Issue size (In Rs.)	Nature of issuance (private placement / public issue)
1.	CL/MUM/20-21/DEB/820 dated November 15, 2020	INE0CZT07010	Debenture Trust cum Mortgage Deed	November 28, 2011	2,179,000,000	Private Placement





06/09/2021

सूची क्र.2

दुय्यम निबंधक - सह. दु. नि. कुर्ला-३

दस्तावेज क्र. 13923/2021

मोदणी:

Regn:63m

मबई-३९

2024

25/80

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी वेतो फी पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मोजे नाहूर, दस्त नोंदणी क्रमांक 3-10489-2020 दिनांक 01.12.2020 मधील गहाण खताचा सुधारणा करावनामाद्वारे, दस्त नोंदणी क्रमांक 6 मध्ये नमूद केलेल्या विक्रीत मदतिका व दस्ता मधील पार्ट बी श्रेणुल 6 मध्ये नमूद केलेल्या अधिकृत मदतिकावरील प्रथम रँकिंग गहाण खत, दस्तान नमूद केल्याप्रमाणे बदल करण्यात येत आहे. (Plot No. S. Vardar. 784, 785, 786, 787, 788, 790, 791, 792/A, 793, 848 ; )
(5) क्षेत्रफळ	1) 0 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अँटमोसपियर रियलिटी प्रा. लिमिटेड चे संचालक नवीन असोशनस माखिजा रु. 28, विंढसर विनेत भोमिशव गायकवाड बय:-27; पत्ता:- प्लॉट नं: ऑफिस नं. 808, माळा नं: 6 वा मजला, इमारतीचे नाव: कलीना मागाकून पूर्व, कोम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉप च्यावर, बेंबूर, मुंबई, रोड नं: जी. एम. रोड महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADCB1183B
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताधारी प्रशांत बोधे बय:-28; पत्ता:- प्लॉट नं: ऑफिस नं. 604, माळा नं: 6 वा मजला, इमारतीचे नाव: विंढसर, ब्लॉक नं: कलीना, मागाकून पूर्व, रोड नं: जी. एम. टी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400096 पॅन नं:-AACCG4147R
(9) दस्तऐवज करत दिल्याचा दिनांक	03/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	03/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13923/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारान घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (d-2) If it exceeds One lakh but does not exceeds ten lakh

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 06/09/2021 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



9/6/2021

Index-II

Payment Details

मलई-३१

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATMOSPHERE REALTY PRIVATE LIMITED	eChallan	00040572021090273902	MH005781967202122E	500.00	SD	00027866876202122	03/09/2021
2	ATMOSPHERE REALTY PRIVATE LIMITED	eChallan		MH005781967202122E	100	RF	00027866876202122	03/09/2021
3		DHC		0209202114354	1500	RF	0209202114354D	03/09/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







21/03/2023

## सूची क्र.2

दुस्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 5456/2023

नॉटणी :

Regn:63m

मबई-39

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	गहाणखत
(2) नोंददला	1
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	0
(4) भू-गणन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सह दुस्यम निबंधक कार्यालय, कुर्ला - 3 यांचे कार्यालयात दिनांक 01/12/2020 रोजीचा नोंदणीकृत 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड'(गहाणखत)दस्त क्रमांक करल-3/10489/2020(कर्जाची रक्कम रु. 2,17,90,00,000/-, भरलेले मुद्रांक शुल्क रु. 20,02,000/-, भरलेली नोंदणी फी रु. 30,000/-)तसेच दिनांक 03/09/2021 रोजीचा नोंदणीकृत 'अर्गोमेट टु डिबेंचर ट्रस्ट डीड'(गहाणखत सुधारणा करार)दस्त क्रमांक करल-3/13839/2021(अर्गोमेट कर्जाची रक्कम रु. 0/-, भरलेले मुद्रांक शुल्क रु. 500/-, भरलेली नोंदणी फी रु. 30,000/-)अर्गोमेट 26/02/2021 रोजीचा 'सप्लिमेंट्री डिबेंचर ट्रस्ट कम मॉर्गेंज डीड'(पुरवणी गहाणखत)अतिरीक्त कर्जाची रक्कम रु. 0/-, भरलेले मुद्रांक शुल्क रु. 100/-)ह्या तिन्ही दस्तांच्या अनुषंगाने प्रस्तुत 'शेड्युल मेटेड डीड'(तिसरा पुरवणी दस्त)निष्पादीत व नोंदणीकृत करण्यात येत असून प्रस्तुत दस्ताद्वारे 'शेड्युल मेटेड सुधारणा करण्यात आलेल्या आहेत - (अ)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील कर्जाचे क्र. 1.1 मधील पुढीलप्रमाणे नमूद बाबींच्या व्याख्यांमध्ये सुधारणा/बदल करण्यास आलेल्या आहेत - 'अमाउंट अकाउंट्स', 'पाज्ड प्रॉपर्टीज', 'मूव्हेबल प्रॉपर्टी', 'प्रोजेक्ट अकाउंट्स', 'रिडमंशन', 'रिडमंशन डेट', 'शेड्युल रिडमंशन डेट', (ब)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील कर्जाचे क्र. 1.1 मध्ये पुढीलप्रमाणे नमूद असलेल्या नवीन व्याख्या अंतर्भूत करण्यात आलेल्या आहेत - 'फट ऑफ डेट', 'एस्टीमेटेड लाईन आयटम्स', 'लोअर रिडमंशन अमाउंट', 'लोअर रिडमंशन प्रीमियम', 'लोअर रिडमंशन प्रिंसिपल', 'सेकंड स्पेसिफाईड रिडमंशन डेट', 'स्पेसिफाईड डिबेंचर्स', 'स्पेसिफाईड रिडमंशन डेट', 'स्पेसिफाईड रिडमंशन अमाउंट', 'स्पेसिफाईड रिडमंशन प्रीमियम' आणि 'स्पेसिफाईड रिडमंशन प्रिंसिपल'. (क)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील कर्जाचे क्र. 1.2 मधील 'इंटरप्रिडेशन' च्या व्याख्येमध्ये सुधारणा/बदल करण्यात आलेला आहे. (ड)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील पुढीलप्रमाणे नमूद केलेल्या क्लॉजेस मध्ये नमूद असलेल्या तरतुदींमध्ये मध्ये सुधारणा/बदल करण्यात आलेल्या आहेत - क्लॉज क्र. 3.5(2), 4.4, 4.6, 4.7, 6.5(1), 8.3(5), 9.1, 9.2, 11.1(3), 11.6.2(2)(ब), 13, 27.1, 46.4, 48, शेड्युल 5 चा पैर्याफ क्र. 5, शेड्युल 5 चा पैर्याफ क्र. 4, शेड्युल 5 चा पैर्याफ क्र. 8, शेड्युल 5 चा पैर्याफ क्र. 9 आणि शेड्युल 5 चा पैर्याफ क्र. 12.1.(ड)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील क्लॉज क्र. 49 चा अनुक्रमांक बदलून 50 करण्यात आलेला असून मुळ जागी नवीन क्लॉज क्र. 49 अंतर्भूत करण्यात आलेला आहे. (ई)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील शेड्युल एक्स चे पार्ट - सी बदलून त्याजागी प्रस्तुत दस्तासोबत जोडलेले ऍनेक्शर - 2 अंतर्भूत करण्यात आलेले आहे. तसेच (ड)प्रस्तुत दस्तासोबत जोडलेले ऍनेक्शर - 3 हे मुळ 'डिबेंचर ट्रस्ट कम मॉर्गेंज डीड' मधील शेड्युल एक्सआय म्हणजेच 11 असे समजण्यात यावे आणि इतर संपूर्ण माहिती दस्तात नमूद केल्याप्रमाणे ( ( C.T.S. Number : 784, 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 and 848 ; ) )

(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता,

1): नाव:- ऍटमॉस्फेर रिअल्टी प्रायव्हेट लिमिटेड तर्फे संचालक श्री नवीन अमरलाल मखिजा तर्फे कबुलीजबाबदारीत कुलमुखत्यार श्री जितेंद्र भीमराव गायकवाड (इशुअर) वय:- 30; पत्ता:- प्लॉट नं: ऑफिस क्रमांक 1008, माळा नं: 10 वा मजला , इमारतीचे नाव: कृशल कामर्शियल कॉम्प्लेक्स , ब्लॉक नं: चेंबर परिघम, मुंबई , रोड नं: जी. एम. रोड, महाराष्ट्र, मुम्बई. पिन कोड:- 400089 पॅन नं:- AADCB1183B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता निकीता ऋषिकेश दर्गे(डिबेंचर ट्रस्टी) वय:- 32; पत्ता:- प्लॉट नं: ऑफिस क्रमांक 604, माळा नं: 6 वा मजला , इमारतीचे नाव: थिंडसर, ब्लॉक नं: कलिना, सांताक्रुज परिघम, मुंबई , रोड नं: सी. एस. टी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400098 पॅन नं:- AACCG4147R

(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5456/2023





(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सब-३१	
दस्त क्र. ५३६९	२०२५
३९/६०	





## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATMOSPHERE REALTY PRIVATE LIMITED	eChallan	69103332023031718856	MH016952964202223E	500.00	SD	0008438937202223	20/03/2023
2		DHC		1703202308367	1300	RF	1703202308367D	20/03/2023
3	ATMOSPHERE REALTY PRIVATE LIMITED	eChallan		MH016952964202223E	1000	RF	0008438937202223	20/03/2023

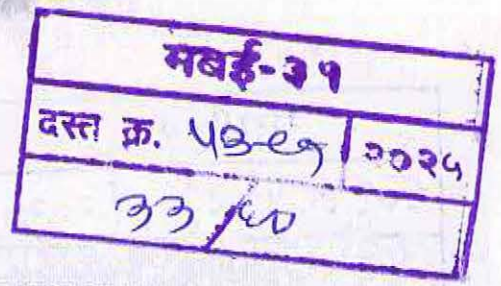
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



*सहस्रदाम*  
सहस्रदाम निबंधक कुर्ला-४  
मुंबई उपनगर जिल्हा

मबई-३१	
दस्त क्र. ५३६५	२०२५
३२	२०





**4<sup>TH</sup> SUPPLEMENTARY DEBENTURE TRUST DEED**

**DATED SEPTEMBER 11, 2023**

**TO**

**THE DEBENTURE TRUST DEED(S) LISTED IN SCHEDULE I HERETO**

**BY AND BETWEEN**

**ATMOSPHERE REALTY PRIVATE LIMITED**

**AND**

**CATALYST TRUSTEESHIP LIMITED**







महाराष्ट्र MAHARASHTRA

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71AA 191607



प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क. ६०००९०  
31 AUG 2023  
सक्षम अधिकारी

#### 4<sup>TH</sup> SUPPLEMENTARY DEBENTURE TRUST DEED

This 4<sup>th</sup> supplementary debenture trust deed (hereinafter referred to as the "Supplementary Deed") in relation to the Debenture Trust Deed as detailed in Schedule I hereunder ("Principal Deed") is made on 11<sup>th</sup> day of September, 2023 at Mumbai.

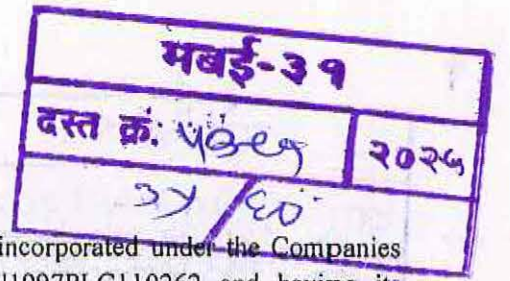
#### BY AND BETWEEN

1. **ATMOSPHERE REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 with its corporate identity number U70102MH2007PTC166974 and having its registered office at 1008, 10<sup>th</sup> Floor, Krushal Commercial Complex, G. M. Road, Chembur (West), Mumbai - 400089 (hereinafter referred to as the "Company", which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns) of the ONE PART;





AND

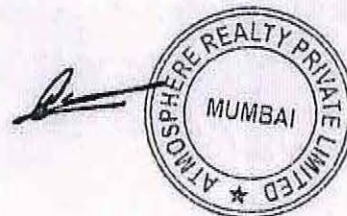


2. **CATALYST TRUSTEESHIP LIMITED**, a company incorporated under the Companies Act, 1956 with corporate identity number U74999PN1997PLC110262 and having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right), Kothrud,, Pune - 411038 and Delhi Office: 810, 8th Floor Kailash Building, 26, Kasturba Gandhi Marg, New Delhi – 110001 and Mumbai Office: Windsor, 6th Floor, Office No - 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai - 400098, in its capacity as debenture trustee for the debenture holder(s) (hereinafter referred to as the “**Debenture Trustee**”, which expression shall, unless repugnant to the subject or context thereof, and include its successors and assigns) of the **OTHER PART**.

Each of the parties mentioned above are hereinafter collectively referred to as the “**Parties**” and individually as a “**Party**”.

**WHEREAS:**

- A. The Parties have entered into Principal Deeds as listed in Schedule I hereunder for recording the terms and conditions for issuance of Debentures by the Company in accordance with the provisions of the Companies Act, 2013 and the regulations applicable to issue of debentures notified by Securities Exchange Board of India (“**SEBI**”), from time to time;
- B. SEBI has amended certain provisions of applicable laws and also issued certain guidelines regarding debt instruments and debenture trustees through its respective debenture circulars from time to time.
- C. In accordance with the applicable laws including the terms stipulated under the respective Debenture Circulars issued by SEBI, the Parties made amendments to the Principal Deed by entering into 1<sup>st</sup> Supplementary Debenture Deed viz. “Supplementary Debenture Trust cum Mortgage Deed” dated 26<sup>th</sup> February, 2021.
- D. The Parties had also executed the “Amendment Agreement to the Debenture Trust Deed” dated 3<sup>rd</sup> September, 2021 and “Third Supplementary Deed” dated 20<sup>th</sup> March, 2023.
- E. Now, SEBI has made the additional regulation i.e. Regulation 18 Sub-Regulation 6(A) to further amend the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 vide SEBI (Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 on 2<sup>nd</sup> February, 2023.
- F. In accordance with the said regulations to comply with the applicable regulation, the parties are now desirous of making amendment to Principal Deed by executing this 4<sup>th</sup> Supplementary Debenture Trust Deed.





महं-३५  
दस्तावेज  
NOW THIS SUPPLEMENTARY DEED WITNESSETH AND IT IS HEREBY AGREED  
AND DECLARED as follows:

1. **Definitions and Interpretation**

1.1. Unless otherwise expressly stated or defined or the context otherwise requires for herein, words and expressions defined herein shall have the same meaning attributed to them under the Principal Deeds.

1.2. The rules of the interpretation applicable in the Principal Deeds shall apply *mutatis mutandis* to this Supplementary Deed.

1.3. The Supplementary Deed henceforth is to be read, interpreted and construed in conjunction with and harmoniously with other provisions of the Principal Deeds. In case of conflict between this Supplementary Deed and the Principal Deeds, the provisions of this Supplementary Deed shall override those of the Principal Deeds.

1.4. This Supplementary Deed and the respective Principal Deeds shall be deemed to be consolidated to form and read as one debenture trust deed. Subject to the variations contained in this Supplementary Deed, the Parties agree that all existing terms and conditions of the Principal Deeds not expressly varied, amended, substituted or modified herein shall apply and remain in full force and effect and be read, constructed, enforced as if the terms and conditions of this Supplementary Deed were inserted in the Principal Deeds by way of addition, variation and/or substitution, as the case may be.

2. **Amendments to the Principal Deed**

New sub clause shall be included in the existing clause of Nominee Director of the respective Principal Deeds as follows. Existing clause numbers of Nominee Director clause of respective Principal Deeds are listed in Schedule 1 hereunder:

*"The company shall appoint the person nominated by the debenture trustee(s) in terms of clause (e) of sub-regulation (1) of regulation 15 of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as a director on its Board of Directors at the earliest and not later than one month from the date of receipt of nomination from the debenture trustee(s) as to appointment of Nominee Director."*

3. The Borrower agrees and confirms that this Supplemental Deed does not and shall not be construed to affect any rights, title, interest whatsoever in an immovable property including the properties secured under the Principal Deed, if any, and does not purport or operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, to or in any immovable property.









मबई-३९	
वस्तु क्र. ५३६५	२०२५
३६/६०	

# Schedule I

## PARTICULARS OF DEBENTURE TRUST DEED(S)

Serial no	ISIN	Principal Deed(s)	Date	Issue size	Existing clause number of Nominee Director clause	Nature of issuance (private placement / public issue)
1.	INE0CZT07010	Debenture Trust Cum Mortgage Deed	28 <sup>th</sup> November, 2020	2,179,000,000	Clause No. 29	Private Placement



AN





**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ATMOSPHERE REALTY PRIVATE LIMITED AT THEIR MEETING HELD ON FEBRUARY 15, 2025 AT 1008, 10<sup>TH</sup> FLOOR, KRUSHAL COMMERCIAL COMPLEX, G. M. ROAD, CHEMBUR WEST, MUMBAI- 400089**

**CONSIDERATION AND APPROVAL FOR CHANGE IN THE TERMS AND CONDITIONS OF REDEMPTION OF NCDs ISSUED BY THE COMPANY AND TO AUTHORISE DIRECTORS/COMPANY SECRETARY/ AUTHORISED PERSONS TO EXECUTE DOCUMENTS IN THIS REGARD:**

The Chairman informed the Board that in order to better utilise the reserves in Free Flow Account vis-à-vis existing terms and conditions of redemption of 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures issued by the company (ISIN: INE0CZT07010) having face value of Rs. 10,00,000/- each ("NCDs") issued by the Company to Marubeni Corporation ("Investor"), and as requested by the Investor, the Company was proposing to change terms and conditions of the redemption of NCDs as per revised terms and conditions placed before the Board. He further informed that the Company will obtain approval of the Investor, the Debenture Trustee and BSE Limited, in respect of change in terms and conditions of the redemption of NCDs. He further informed that the Company will execute amendment documents to the transaction documents to incorporate changes as may be approved by the Board.

The Board Members considered and discussed the same in detail and thereafter it was:

**"RESOLVED THAT**, subject to consent in writing of Marubeni Corporation ("Investor"), Catalyst Trusteeship Limited ("Debenture Trustee") and BSE Limited, approval of the Board of Directors be and is hereby accorded for change in the terms and conditions of the existing 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures issued by the company (ISIN: INE0CZT07010) having face value of Rs. 10,00,000/- each ("NCDs") Issued by the Company to the Investor as per the drafts of amendment agreements to the Investment Agreement, Debenture Trust cum Mortgage Deed, Escrow Agreement and other ancillary documents; as placed before this meeting AND THAT any one of Mr. Navin Makhija, Managing Director or Mr. Manan P. Shah, Director or Mr. Abhay Chandak, Director or Mr. Manohar Chhabria, Director or Mr. Ashok Mehta, Authorised Signatory or Mr. Vishal Adhav, Company Secretary of the Company (hereinafter collectively referred to as **"the Authorised Persons"**) be and are hereby severally authorized on behalf of the Company to approve, finalise and execute or cause to be executed the amendment documents to the transaction documents including amendments (fundamental changes or modifications) to the terms and conditions contained in the transaction documents (whether before or after execution of the transaction documents) together with all other documents, agreements, instruments, letters and writings required in connection with, or ancillary to, the transaction documents (the **"Ancillary Documents"**) as may be necessary or required for the aforesaid purpose including to sign and/or dispatch all forms, filings, documents and notices to be signed, submitted and/or dispatched by it under or in connection with the

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere 02, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaingroup.com



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PROMISES MADE. PROMISES KEPT.





documents to which it is a party as well as to accept and execute any amendments to the transaction documents, the Ancillary Documents and other deeds, documents and other writings as and when necessary and to take all such further steps as may be required to give effect to the aforesaid resolutions.

**RESOLVED FURTHER THAT** any one of the Authorised Persons, be and are hereby severally authorised to:

- (a) Sign, execute and make the necessary applications to all authorities including but not limited to BSE Limited, National Securities and Depository Limited, Central Depository Services (India) Limited; as may be necessitated from time to time and to appear and represent the Company before the concerned authorities;
- (b) file with the relevant Registrar of Companies, Depository Participant, Registrar and Transfer Agent and any other regulator or body, all particulars in respect of the proposed changes to the terms and conditions of NCDs, as may be required, in the prescribed forms and to appear before concerned Sub-Registrar of Assurances to admit execution thereof and to complete all formalities in respect thereto;
- (c) arrange for payment of the applicable stamp duty and other charges in respect of the amendment documents to the concerned transaction documents; and
- (d) to do all acts, matters, deeds and things necessary or desirable in connection with or incidental to giving effect to the above resolutions and to execute on behalf of the Company such deeds, documents, agreements and writings in this regard.

**RESOLVED FURTHER THAT** the Authorised Persons be and are hereby authorised to delegate all or any of its powers conferred upon them by this resolution, to any authorised signatory of the Company for execution of any documents on behalf of the Company and to represent the Company before any governmental or regulatory authorities, and to appoint any professional advisors, consultants and advocates to give effect to this resolution and further to take all others steps which may be incidental, consequential, relevant or ancillary in this regard.

**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed to such documents, deeds, evidences, writings and undertakings and/or other related papers, in presence of any one of the Directors of the Company or any of the Authorised Persons who do sign the same in token thereof and who are also hereby authorised to carry the Common Seal of the Company outside the City/ State in which the Registered Office of the Company is situated, wherever necessary for the purpose of such execution.

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W),

Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere 02, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaingroup.com



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CHANDAK  
SINCE 1988  
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**RESOLVED FURTHER THAT** the aforesaid resolutions shall come into effect immediately and a copy of the foregoing resolution certified to be a true copy by any one of the Authorised Persons may be furnished to such parties concerned, and they are hereby requested to rely thereupon."

Certified true copy

**For Atmosphere Realty Private Limited**

*Vishal Adhav*

**Vishal Adhav**

**Company Secretary and Compliance Officer**  
**Membership No.: ACS 65202**



Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W),

Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

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SINCE 1984  
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GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

Pune PMT Building, 3rd Floor Deccan Gymkhana, Pune, Maharashtra, India, 411004

करल ४
५२५६ ७९ ६५
२०२३

मबई-३९
दस्त क्र. ५३६५ २०२५
०२ ६०



**Certificate of Incorporation pursuant to change of name**  
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U74999PN1997PLC110262

I hereby certify that the name of the company has been changed from GDA TRUSTEESHIP LIMITED to CATALYST TRUSTEESHIP LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name GDA TRUST MANAGEMENT PRIVATE LIMITED.

Given under my hand at Pune this Eighth day of June two thousand sixteen.



Ministry of  
Corporate Affairs  
- Govt of India

SHINDE AMOL BHAGWAN  
DROC  
Registrar of Companies  
RoC - Pune

Mailing Address as per record available in Registrar of Companies office:  
CATALYST TRUSTEESHIP LIMITED

GDA House, First Floor, Plot No. 85, S. No. 94 & 95, Bhusari Colony (Right), Kothrud, Pune,  
Maharashtra, India, 411038





डिबेंचर न्यासी

फॉर्म B  
FORM-B

DEBENTURE TRUSTEE

ब्लॉक-34

भारतीय प्रतिभूति और विनियम बोर्ड  
SECURITIES AND EXCHANGE BOARD OF INDIA

दस्त क्र 42-ए 2024

(डिबेंचर न्यासी) विनियम, 1993  
(DEBENTURE TRUSTEE) REGULATIONS, 1993

करल ४

000258

(विनियम 8)  
(Regulation 8)

REGISTRATION

रजिस्ट्रीकरण प्रमाणपत्र

PERMANENT REGISTRATION

## CERTIFICATE OF REGISTRATION

- 1) बोर्ड, भारतीय प्रतिभूति और विनियम बोर्ड अधिनियम, 1992 के अधीन डिबेंचर न्यासी के लिए बनाए गए नियमों और विनियमों के साथ पठित इस अधिनियम को धारा-12 को उपधारा (1) द्वारा प्रदान शक्तियों का प्रयोग करते हुए।
- 1) In exercise of the powers conferred by sub-section (1) of section 12 of the Securities and Exchange Board of India Act, 1992, read with the rules and regulations made thereunder for the debenture trustee the Board hereby grants a certificate of registration to

CATALYST TRUSTEESHIP LIMITED  
GDA HOUSE, PLOT NO. 85,  
BHUSARI COLONY (RIGHT), PAUD ROAD  
PUNE - 411 038  
MAHARASHTRA

को नियमों में, शर्तों के अधीन रहते हुए और विनियमों के अनुसार डिबेंचर न्यासी के रूप में रजिस्ट्रीकरण का प्रमाणपत्र इसके द्वारा प्रदान करता है।  
as a debenture trustee subject to the conditions in the rules and in accordance with the regulations.

2) डिबेंचर न्यासी के लिए रजिस्ट्रीकरण कूट

2) Registration Code for the debenture trustee is **IND0000000034**

3) जब तक नवीकृत न किया जाए, रजिस्ट्रीकरण का प्रमाणपत्र

से

तक विद्यमान रहे।

3) Unless renewed, the certificate of registration is valid from

to

3) This Certificate of Registration shall be valid for permanent, unless suspended or cancelled by the Board.

आदेश से  
भारतीय प्रतिभूति और विनियम बोर्ड  
के लिए और उसकी ओर से  
By order

For and on behalf of

Securities and Exchange Board of India

स्थान Place :

MUMBAI

तारीख Date :

JULY 29, 2016



M.J. Sonparote

MEDHA SONPAROTE

प्राधिकृत हस्ताक्षरकर्ता Authorised Signatory





मबई-३१	
दस्त क. ५३८५	२०२५
७७	६०



Signature





मबई-३१	
दस्त क्र. ५३-८७	२०२५
४७	६०

## घोषणापत्र

मी जितेंद्र गायकवाड याद्वारे घोषित करतो की, दुय्यम निबंधक १५ बई-३१ यांच्या कार्यालयात <sup>२१/०१/२०२५</sup> ~~कसरनावा~~ या शीर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. नवीन माखीजा यांनी दि. ०५/०४/२०२१ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही व अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २८/०२/२०२५

कुलमुखत्यारपत्रधारकाचे नाव

जितेंद्र गायकवाड





सचिन

15 OCT 2021

101/1516

Monday Apr 05, 2021  
3:05 PM

राष्ट्री

Original/Duplicate

पत्रांक नं. 384

Regn-3804

पत्रांक नं. 4189 दिनांक 05/04/2021

सागरदे राय, मंडी

सुपरीटेंडेंट/आर/अनुसंधान, पत्रांक-2836-2021

समन्वयक/आर/अनुसंधान, अणुसंधान

सागरदे राय/सागरदे राय, मंडी/अनुसंधान मंडी, पुणे/आर/अनुसंधान

पत्रांक नं.

₹. 100.00

पत्रांक नं.

₹. 800.00

पत्रांक नं. 20

पत्रांक

₹. 700.00

आगत/आर/अनुसंधान, मंडी/अनुसंधान, मंडी/अनुसंधान

2:22 PM 2021 मंडी/अनुसंधान

मंडी/अनुसंधान

आगत/आर/अनुसंधान, मंडी/अनुसंधान

पत्रांक नं. 20

पत्रांक नं. 20

मंडी/अनुसंधान

पत्रांक नं. 20

पत्रांक नं. 20

1) आगत/आर/अनुसंधान, मंडी/अनुसंधान

पत्रांक नं. 20

पत्रांक नं. 20

2) आगत/आर/अनुसंधान, मंडी/अनुसंधान

पत्रांक नं. 20

पत्रांक नं. 20

पत्रांक नं. 20

REGISTERED ORIGINAL DOCUMENT

DULY VERIFIED ON 05 APR 2021

मंडी/अनुसंधान

[illegible]



TO ALL TO WHOM THESE PRESENTS SHALL COME, I/MR. NAVIN MAKHIA, of Mumbai Indian Inhabitant, having address at Flat No 301, Golden Peak Cooperative Housing Society Limited, Dr. Ambedkar Road, Ekar West, Mumbai - 400 052, do hereby SEND GREETINGS.

**WHEREAS:**

- (a) I am the Director/Partner/Authorised Signatory in various Private Limited Companies and several Partnership Firms/Limited Liability Partnership Firms and in my individual capacity also all mainly carrying on the business of development of immovable property.
- (b) In the course of my business, as a Director/Partner/Authorised Signatory and also in my personal capacity I execute several deeds and documents including Sale Deed, Gift Deed, Sale, Lease and License Agreement, Conveyances, Development Agreements, Power of Attorney, other Agreements and Flat/Unit Purchase Agreements under the Maharashtra Ownership of Flats Act, 1963 ("MOFA") and Real Estate (Regulation and Development) Act, 2016 ("RERA") which are required to be compulsorily registered under the provisions of the Registration Act, 1908.
- (c) In the course of my business I have to travel out of Mumbai for various business purpose and during such period as well as at several times due to either pre-occupation or other reasons I am extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to admit execution of such deeds and/or documents (executed by me) and to enable such documents to be duly registered. I am therefore desirous of appointing MR. JITENDRA BHIMRAO GAIKWAD residing at Post Siddharth Nagar, Panchgani, Maharashtra, District Satara 412005 to be my true and lawful attorney to represent me for the purpose hereunder set out.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I MR. NAVIN MAKHIA in my individual capacity and as a Director/Partner/Authorised Signatory of various Private Limited Companies and partnership firms do hereby nominate, constitute and appoint MR. JITENDRA BHIMRAO GAIKWAD residing at Post Siddharth Nagar, Panchgani, Maharashtra, District Satara 412005 to be my true and lawful Attorney for me and on my behalf to do the under mentioned acts, deeds, matters and things and exercise all powers hereinafter conferred, that is to say:-

1. To represent me for registration and also to lodge all documents / deeds (set out above) and admit execution before the Sub-Registrar of Assurances at Mumbai/ Bandra/ Goregaon/ Borivali/Chembur/Thane/Vashi/Panvel or at other places as may be required all the deeds and documents which I have personally executed or which I may hereafter execute.
2. To represent me before any adjudicating authority in Maharashtra for the purpose of lodging any document for adjudication under the Bombay Stamp Act, 1958 and rules framed there under for all or any of the documents applied by me for adjudication before the relevant authority at Mumbai/

✓

१५

Page 13

- 2004 - 24 -  
 2004  
 2004

Entries/ Goresa/ Nulrel/ Chembur/ Vadli/Thane/Parval or at other places as may be required for  
 all the deeds and documents which I have personally executed or which I may hereafter execute.

3. To identify my signature and admit execution of the same.  
 4. To do all other acts, deeds, matters and things as may from time to time be required under the  
 provisions of the Indian Registration Act, 1908 for the due registration of such deeds and documents.

AND GENERALLY TO DO all other acts, deeds, matters and things as may from time to time be required,  
 in compliance with the law for the due registration of such deeds and documents which have already  
 been executed, or which may hereafter be executed by me and/or on my behalf.

I do hereby ratify and confirm all and whatever my said attorney shall or purport to do or  
 do by virtue of these presents.

I have hereunto set my hands at Mumbai on this 24 day of April, 2021.

SEEN & SEALED & DELIVERED by the within named )  
 MR. NAVIN MAHUA )  
 for self and in capacity of a Director/ Partner )  
 Authorised Signatory in the companies )  
 /Partnership Firm )  
 In presence of \_\_\_\_\_ )  
 ① Mohamed Kadane att  
 ② Dinesh More att  
 Constituted Attorney  
 MR. JITENDRA BHIMRAO GAIKWAD

Left hand thumb impression

Specimen signature of Constituted Attorney

Page | 2

[illegible]







**सबई-३९**

दस्तावेज क्र. ३८३६/७५/३०/२०२५

Constituted Attorney  
(1) MR. CHANDRIKANT SHINDE

Specimen signature of Constituted Attorney

Constituted Attorney  
(2) MR. SOMNATH PAKAR

Specimen signature of Constituted Attorney

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**सबई-२५**

३८३६/७५/३०/२०२५

७३८२३/७५/२०२५

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**सबई-२५**

३८३६/७५/३०/२०२५

For 108/1111

Attn: A. J. Shinde  
KHAR BRANCH

NOTES ON ATTORNEY

TO WHOM THESE PRESENTS SHALL COME: I Mr. Harish I. Gandhi of Mumbai, India (hereinafter, having my office at 422-A, 1st Floor, Chandra 20, Mumbai-400 055, Maharashtra)

1. I am the Director of the Joint Sub Registrar of Assurances at Mumbai, India, carrying on the business of the Government of Maharashtra.

2. In the course of my business, I have received and documents including Agreements and other documents which are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.

3. I may not be available in Mumbai to attend the office of Sub-Registrar to admit execution of such deeds and/or documents and to issue such documents as are duly registered. I am desirous of appointing Mr. Tushar H. Gandhi or Mr. Harish I. Gandhi residing at A/209, "Rashmi Apartment", Mahadevi Nagar, Bandra West, Mumbai-400 050, Maharashtra only, to be my true and lawful attorney in respect of the business mentioned above.

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**सबई-२५**

३८३६/७५/३०/२०२५

७३८२३/७५/२०२५

२०२५

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बदर - १५

३८३३	१३	३०
२०१३		

IN WITNESS WHEREOF I have hereunto set my hands at Mumbai  
On this 13 day of March, 2006.

SIGNED, SEALED & DELIVERED

By the within named  
Mr. Navin Amarlal Makhija

In presence of \_\_\_\_\_

(Mr. Navin Amarlal Makhija)

Signature of constituent Attorney

1. (Mr. TUSHAR IL GARDHIA)

2. (Mr. HARISH I. GARDHIA)

बदर - १६/१५

१३८३	१०	१८
२०१३		

बदर - १५/१३

२२८१३	३
२००६	

[illegible][illegible]

बंदर - ६५	
३०७६ ७८ ३०	२०२९

**घोषणापत्र**

मी नीतुबाई गांधी याद्वारे घोषित करतो की, दुय्यम निवांक-३०७६ ७८ ३० यांचे अर्थावधान कुसमुखापत्र शिफारस दत्त नोंदणीसाठी सादर करण्यात आला आहे. नीतुबाई गांधी व इ. यांनी दि. ०८/०६/२००६ रोजी मला दिलेल्या कुसमुखापत्राच्या आधारे मी, सादर दत्त नोंदणीस सादर केला आहे/सिध्दांत करून कबुलीजवळ दिला आहे. सादर कुसमुखापत्रावर मिळून देणार यांनी कुसमुखापत्रावर खट्ट करले नाही किंवा कुसमुखापत्रावर मिळून देणार व्यवस्थेपेची कोणतीही गयल इवाशेने नाही किंवा अन्य कोणाच्या कारणामुळे कुसमुखापत्रावर खट्टासल करलेने नाही. सादर कुसमुखापत्रावर पूर्णपणे वेध असून उपरोक्त कृतो करण्यास मी पूर्णतः तयार आहे. सादर कयल चुकीचे आवकून आल्यास, नोंदणी अधिनियम, १९०८ च कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.


दिनांक १०/१२/१७


कुसमुखापत्रावर स्वाक्षरेपठ मारा  
व सही

बंदर - १७/६५

३०७६ ७८ ३०

२०१९





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[illegible][illegible][illegible]

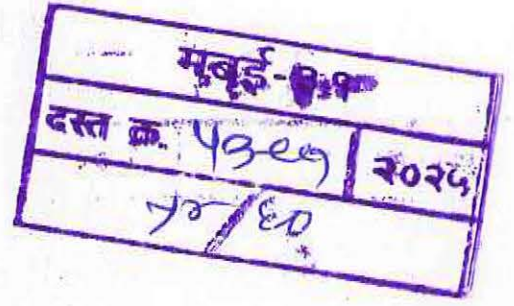












भारत सरकार  
Government of India



Issue Date: 22/01/2012



प्रखर अरविंद गुप्ता  
Prakhar Arvind Gupta  
जन्म तिथि / DOB: 22/09/1998  
पुरुष / Male

3853 3647 6985

मेरा आधार, मेरी पहचान



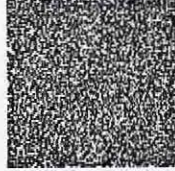
भारतीय विमानपत्तन प्राधिकरण  
Civil Aviation Authority of India



Print Date: 11/06/2022

पता: बी-१०१, अजिंक्य सी.एस.एस, प्लॉट नं-१०, सानपाडा  
रेल्वे स्टेशन जवळ, सेक्टर-३०, नावी मुंबई, वाशी, ठाणे,  
महाराष्ट्र, ४००७०५

Address: B-101, Ajinkya CHS, Plot No- 10,  
Near Sanpada Railway Station, Sector -30,  
Navi Mumbai, Vashi, Thane, Maharashtra,  
400705



3853 3647 6985



1947



help@uidai.gov.in



www.uidai.gov.in

*File*



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY ON THURSDAY, 27<sup>TH</sup> JUNE 2024 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY**

**Authority to execute documents on behalf of the Company:**

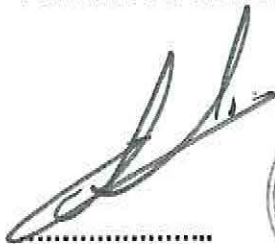
**"RESOLVED THAT**, in supersession of any resolution passed earlier with respect to any of the officers mentioned in this regard the resolution passed in the meeting of board of directors dated on **27<sup>th</sup> June, 2024, Mr. Prakhar Gupta** be and is hereby authorized to sign, execute and register with the office of Sub-Registrar of Assurances, Registrar of Companies, CHSAI or any other authority as may be required, Debenture Trust Deeds, Trustee Agreements, Escrow Agreements, Trust & Retention (TRA) Agreements, Security Trusteeship Agreements, other documents for accepting charge by way of hypothecation / mortgage / lien / pledge and acceptance of guarantee in favour of Catalyst Trusteeship Limited (the "Company") or any other documents in connection with debenture trusteeship, security trusteeship, securitization activities or any other trusteeship assignments, for and on behalf of the Company, as also any other document relating to routine business of the Company:



**RESOLVED FURTHER THAT**, any one of the Directors of the Company be and is hereby authorized to submit a certified true copy of this resolution in the following format to the concerned authority for the purpose of giving effect to this resolution."

**BY ORDER OF THE BOARD OF DIRECTORS**

**FOR AND ON BEHALF OF CATALYST TRUSTEESHIP LIMITED**



.....  
**Umesh Salvi**  
Managing Director  
Din: 09167199





.....  
**Ravindra Marathe**  
Director  
Din: 07271376

**CATALYST TRUSTEESHIP LIMITED**

Registered Office : GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6680 7200  
Delhi Office : 910-911, 9<sup>th</sup> Floor, Kailash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9101/02  
Corporate Office : 901, 9<sup>th</sup> Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013  
Tel : +91 (22) 4922 0555 Fax : +91 (22) 4922 0505  
CIN No. U74999PN1997PLC110262 Email : dt@ctltrustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad

An ISO: 9001 Company





मबई-३१	
दस्त क्र. ५३६५	२०२५
५६/६०	



*See*



मंबई-३१	
दस्त क्र. ५३८५	२०२५
५७/६०	

आयकर विभाग  
INCOME TAX DEPARTMENT  
CATALYST TRUSTEESHIP LIMITED

भारत सरकार  
GOVT. OF INDIA

22/08/1997

Permanent Account Number

AACCG4147R

भारत सरकार

290032016





मवई-३१	
दस्त क्र. ५३६५	२०२५
५५/६०	

**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No : MH04 20220000001 Valid Till : 16-11-2033 (NT) DOI : 03-01-2022

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI MCWG 03-01-2022

DOB : 17-11-1993 BG :

Name : DEEPAK S SATVE  
SDW of : SADASHIV SATVE  
Add : 401 SAIKUTIR APT LOKMANYA NAGAR  
PADA NO 2  
Thane, MH  
PIN : 400606

Signature & ID of Issuing Authority : MH04

Signature/Thumb Impression of Holder

FORM 7  
RULE 14 (2)



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CLWPN3078E

नाम / Name : VIKAS RAMESH NANAWARE

पिता का नाम / Father's Name : RAMESH SHRIPATI NANAWARE

जन्म की तारीख / Date of Birth : 01/02/1999

11062021

PAN Application Digitally Signed, Card Not Valid unless Physically Signed

ShriCh OnePlus



520/5391

शुक्रवार, 28 फेब्रुवारी 2025 10:27 म.पू.

दस्त गोषवारा भाग-1

मबई31

दस्त क्रमांक: 5391/2025

मबई-३१

दस्त क्र. ५३९५ २०२५

५९/६०

दस्त क्रमांक: मबई31 /5391/2025

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,000/-

हु. नि. सह. दु. नि. मबई31 यांचे कार्यालयात

अ. क्र. 5391 वर दि.28-02-2025

रोजी 10:24 म.पू. वा. हजर केला.

पावती:5752

पावती दिनांक: 28/02/2025

सादरकरणाचे नाव: कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे ऑथोराईज सिग्रेटरी प्रखर अरविंद गुप्ता (कर्ज देणार)

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकुण: 1300.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. मबई 31

सह. दु. नि. मबई 31

मुंबई-३१

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: Any Other Case

शिक्का क्र. 1 28 / 02 / 2025 10 : 24 : 34 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 02 / 2025 10 : 26 : 29 AM ची वेळ: (फी)



सह. दु. नि. मबई 31

सह. दु. नि. मबई 31

मुंबई-३१

## प्रातज्ञापत्र

प्रस्तुत दस्तावेज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तावेजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तावेजातील निष्पादक यांनी केलेली असून, त्याची सर्वस्व जबाबदारी निष्पादक यांची आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य शासनाच्या कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१) [Signature]

लिहून घेणार

१) [Signature]





दस्त गोषवारा भाग-2

मबई31

28/02/2025 10 40:30 AM

दस्त क्रमांक:5391/2025

दस्त क्रमांक :मबई31/5391/2025

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:ऑटमॉस्फियर रियल्टी प्रायव्हेट लिमिटेड चे संचालक नवीन मखीजा तर्फे मुखत्यार जितेंद्र गायकवाड (कर्ज देणार) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 1008, 10 वा मजला, कृशल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, जी. एम. रोड, रोड नं: चेंबूर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AADCB1183B	कर्ज देणार वय :-31 स्वाक्षरी:- 		
2	नाव:कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे ऑथोराईज सिग्रेटरी प्रखर अरविंद गुप्ता (कर्ज देणार) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस 901,9 वा मजला, टॉवर बी ,पेनिन्सुला बिझनेस पार्क, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCG4147R	कर्ज देणार वय :-26 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:28 / 02 / 2025 10 : 29 : 49 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:विकास ननावरे - वय:25 पत्ता:वासुदेव चेंबर्स नाहूर पश्चिम मुंबई पिन कोड:400078		
2	नाव:दीपक सत्वे - वय:28 पत्ता:वासुदेव चेंबर्स नाहूर पश्चिम मुंबई पिन कोड:400078		

शिक्षा क्र.4 ची वेळ:28 / 02 / 2025 10 : 30 : 57 AM

शिक्षा क्र.5 ची वेळ:28 / 02 / 2025 10 : 33 : 56 AM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.मुंबई ३१

सह दुय्यम निबंधक वर्ग २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATMOSPHERE REALTY PRIVATE LIMITED	eSBTR/Simple Receipt	69103332025022050512	MH016505687202425S	1000.00	SD	0009352559202425	28/02/2025
2		DHC		0225281901828	1200	RF	0225281901828D	28/02/2025
3		eChallan		MH016887603202425E	100	RF	0009352566202425	28/02/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते कि या दस्तामध्ये

एकूण .....६०..... पाने आहेत.

5391 /2025

पुस्तक क्र.१ मबई-३१/५३९९ /२०२५

या क्रमांकावर नोंदला

दिनांक २८/२/२०२५

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सह दुय्यम निबंधक वर्ग २ मुंबई-३१