

Date: March 23, 2023

To,
The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001

Scrip Code: 960297 (Atmosphere Realty Private Limited)

Sub: Intimation w.r.t. execution and registration of Third Supplementary Deed.

Dear Sir/Madam,

Pursuant to approval of Board of Directors at their meeting held on March 10, 2023 for execution of Third Supplementary Deed to the Debenture Trust cum Mortgage Deed dated November 28, 2020 read with approval of BSE Limited dated March 16, 2023, the Company has executed and registered the Third Supplementary Deed on March 20, 2023 ("**Third Supplementary Deed**") to the Debenture Trust cum Mortgage Deed dated November 28, 2020. Please find enclosed copy of Third 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.: ACS 65202

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@thewadhwa.com



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



IN ASSOCIATION WITH



CHANDAK
SINCE 1986
PROMISES MADE. PROMISES KEPT.

391/5456

पावती

Original/Duplicate

Monday, March 20, 2023

नोंदणी क्र.: 39M

5:12 PM

Regn.: 39M

पावती क्र.: 5873 दिनांक: 20/03/2023

गावाचे नाव: नाहूर

दस्तावेजाचा अनुक्रमांक: करल4-5456-2023

दस्तावेजाचा प्रकार: गहाणखत

सादर करणाऱ्याचे नाव: कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता निकीता ऋषिकेश दर्मे(डिबॅचर ट्रस्टी)

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

मुळ दस्त परत मिळाला

एकूण:

रु. 2300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंवाजे

5:27 PM ह्या वेळेस मिळेल.


सह दु.निबंधक कुर्ला - 4

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.1300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1703202308367 दिनांक: 20/03/2023

बँकेचे नाव व पत्ता:

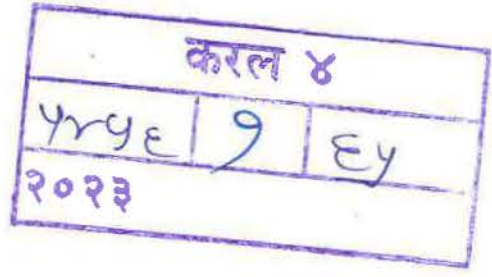
2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016952964202223E दिनांक: 20/03/2023

बँकेचे नाव व पत्ता:

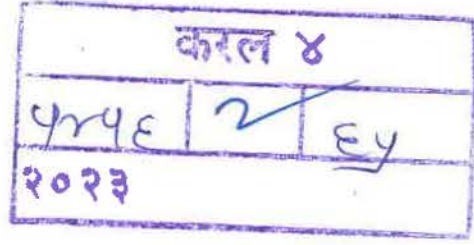
नोंदणी फी माफी असल्यास तपशिल :-

मुळ दस्त परत मिळाला



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1703202308367	Date 17/03/2023
Received from MORTGAGE DEED, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 17/03/2023
Bank CIN 10004152023031707662	REF No. 2822851106
This is computer generated receipt, hence no signature is required.	





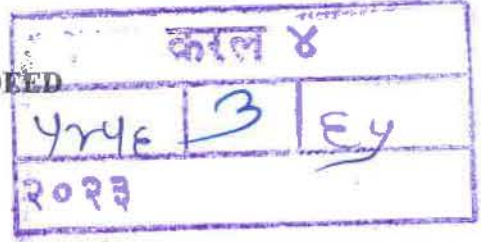
CHALLAN
MTR Form Number-6

GRN	MH016952964202223E	BARCODE		Date	17/03/2023-17:59:05	Form ID	40(b)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	ATMOSPHERE REALTY PRIVATE LIMITED				
Location	MUMBAI	Flat/Block No.	As mentioned in the Third Supplementary Deed				
Year	2022-2023 One Time	Premises/Building					
Account Head Details	Amount In Rs.	Road/Street					
0030045501	Stamp Duty	500.00					
0030063301	Registration Fee	1000.00	Area/Locality	Mumbai			
			Town/City/District				
			PIN	4	0	0	3 8 0
			Remarks (If Any)	SecondPartyName=CATALYST TRUSTEESHIP LIMITED-			
			Amount In	One Thousand Five Hundred Rupees Only			
Total		1,500.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332023031718856	2798172408		
Cheque/DD No.		Bank Date	RBI Date	17/03/2023-18:00:43	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. : 9029437947
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

THIRD SUPPLEMENTARY DEED

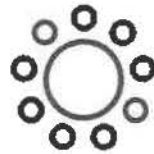


BETWEEN

ATMOSPHERE REALTY PRIVATE LIMITED

AND

CATALYST TRUSTEESHIP LIMITED



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



Shardul

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TABLE OF CONTENTS

1. DEFINITIONS AND INTERPRETATION.....3

2. STATUS OF ORIGINAL DEED4

3. AMENDMENTS.....4

4. REPRESENTATIONS AND WARRANTIES.....12

5. MISCELLANEOUS.....13



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THIRD SUPPLEMENTARY DEED

This third supplementary deed ("Third Supplementary Deed") to the Original Deed (as defined hereinafter), is dated this 20th day of MARCH, 2023 ("Third Supplementary Deed Execution Date"), BETWEEN:

ATMOSPHERE REALTY PRIVATE LIMITED, a company within the meaning of the Companies Act, 1956, having its registered office at 1008, 10th 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 Windsor, 6th Floor, Office No. 604, C.S.T Road, Kalina, Santacruz (East), Mumbai – 400098, 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 to set out the terms and conditions on which the Company 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 Third 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 Third Supplementary Deed, shall have the same meanings as set out under the Original Deed.

1.2. **Definitions**

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

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

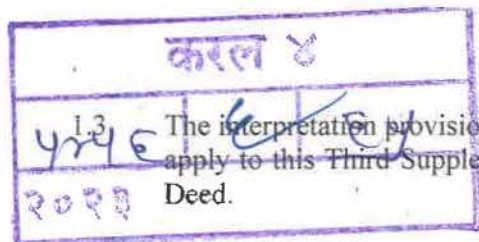
"Original Deed" means the debenture trust cum mortgage deed dated November 28, 2020, read with the supplementary debenture cum mortgage deed dated February 26, 2021 (attached as Annexure I) and amendment agreement to the debenture cum mortgage deed dated September 3, 2021, executed among the Parties.



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

2. STATUS OF ORIGINAL DEED

- 2.1. This Third Supplementary Deed is supplemental to the Original Deed. Save and except for those provisions specifically modified and amended by this Third 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 Third Supplementary Deed and the provisions of the Original Deed, the provisions of this Third 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 Third Supplementary Deed and shall be deemed to be incorporated into this Third Supplementary Deed by reference.
- 2.2. The provisions of this Third Supplementary Deed shall become effective from the Third Supplementary Deed Execution Date.

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

- 2.2.1. This Third 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 Third 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 Third 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;"

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

"Charged Properties" means the Identified Apartments Property (Unsold), the Project Land and the Moveable Property over which Security (in the manner and the ranking as set out in this Deed) has been created and all other properties hereby made as specific security in favour of the Debenture Trustee for the payment of the entire Amounts Outstanding in respect of the Debentures and other monies for the time being owing and intended to be secured hereunder



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in terms of the provisions of Clause 5 hereof and as more specifically described in SCHEDULE VI;"

- 3.3. The Parties hereby agree, acknowledge and confirm that the following new definitions shall be inserted be inserted in Clause 1.1 of the Original Deed:

“**Cut-Off Date**” means (a) for every Specified Redemption Date other than Second Specified Redemption Date, February 28th of every Financial Year in which such Specified Redemption Date occurs; and (b) for the Second Specified Redemption Date, August 31, 2023; and (c) such other date as may be mutually agreed between the Parties;”

“**EOD Redemption Date**” has the meaning ascribed to the term in Clause 11.6.2(ii)(b);”

“**Estimated Line-Items**” has the meaning ascribed to the term in Schedule XI;”

“**Lower Redemption Amount**” means, collectively, Lower Redemption Principal and Lower Redemption Premium;”

“**Lower Redemption Premium**” means an amount equivalent to ten (10) percent of the Lower Redemption Principal;”

“**Lower Redemption Principal**” has the meaning ascribed to the term in paragraph 3.4 of Schedule V;”

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

“**Moveable Property**” means the Receivables of the Issuer and the Project Accounts (to the extent permitted to be hypothecated under RERA), modified in accordance with the terms of this Deed from time to time;”

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

“**Project Accounts**” mean the following bank accounts opened, maintained and operated by the Issuer in accordance with the Transaction Documents: (a) a bank account (“Investor Master Account”) for the purpose of deposit of the cash flows realised from sales of the Identified Apartments Property (“Investor Cash Flows”); (b) a bank account (“Restricted Account”) for the purpose of deposit of an amount (“Restricted Account Amount”) equivalent to seventy (70) percent (or such higher or lower percent as is required under RERA) of the Investor Cash Flows deposited at any time in the Investor Master Account in accordance with the Transaction Documents; and (c) a bank account (“Free Flow Account”) for the purpose of deposit of an amount equivalent to the remainder of amounts in the Investor Master Account (after transferring the Restricted Account Amount) and amounts permitted to be withdrawn from the Restricted Account towards the cost of the Project under RERA;”

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

“**Redemption**” or “**Redeem**” means the repayment of the Amounts Outstanding in respect of the Debentures as per the Disclosure Document and/ or this Deed. “Redemption” shall include “Repay” and vice-versa and repaid, repayable, repayment, redeemed, redeemable and redemption shall be construed accordingly;”



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The Parties hereby agree, acknowledge, and confirm that the definition of Redemption Date in Clause 1.1 of the Original Deed shall be replaced by the following definition:

“**Redemption Date(s)**” shall mean the Scheduled Redemption Date, the Early Redemption Date, the EOD Redemption Date or a Specified Redemption Date, as the case may be;”

- 3.8. The Parties hereby agree, acknowledge, and confirm that the definition of Scheduled Redemption Date in Clause 1.1 of the Original Deed shall be replaced by the following definition:

“**Scheduled Redemption Date**” means the date occurring seven (7) Business Days from the date on which all amounts (constituting the Investor Cash Flows) have been transferred to (or deposited in) the Free Flow Account in accordance with the terms of the Transaction Documents, subject to a maximum of ten (10) years from the Deemed Allotment Date;”

- 3.9. The Parties hereby agree, acknowledge and confirm that the following new definitions shall be inserted be inserted in Clause 1.1 of the Original Deed:

“**Second Specified Redemption Date**” means September 30, 2023;”

“**Specified Debentures**” means the whole number equivalent to the Specified Redemption Principal or the Lower Redemption Principal (as the case may be) divided by the face value of the Investor Debentures (i.e., one million (1,000,000)) as rounded down;”

“**Specified Redemption Date**” means (a) the last day of every Financial Year, beginning from March 31, 2023, and occurring until (but not including) the Scheduled Redemption Date; (b) Second Specified Redemption Date; and (c) such other dates as may be mutually agreed (in writing) between the Parties;”

“**Specified Redemption Amount**” means, collectively, Specified Redemption Principal and Specified Redemption Premium”

“**Specified Redemption Premium**” means an amount equivalent to ten (10) percent of the Specified Redemption Principal;”

“**Specified Redemption Principal**” means the amount payable on any Specified Redemption Date and determined as per the formula set out at Schedule XI, provided that the Company and the Investor shall, at least twenty (20) days prior to the Cut-Off Date, mutually agree (in writing) to the adjustments (if any) (“**Agreed Adjustments**”) to be effected to the Estimated Line-Items;”

- 3.10. The Parties hereby agree, acknowledge and confirm that Clause 1.2 of the Original Deed shall be replaced by the following provision:

“1.2 **INTERPRETATION**

In this Agreement, unless the context otherwise provides:

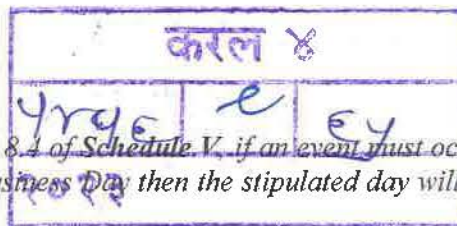
- (i) ...
(v) references to Clauses and Schedules are to clauses and schedules to, this Agreement. The Schedules form part of this Agreement and references to Paragraphs are to the paragraphs of the Schedules;



[Signature]

[Signature]





(ix) subject to Clause 4.7 and Paragraph 8.4 of Schedule V, if an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day."

3.11. The Parties hereby agree, acknowledge and confirm that Clause 3.5(ii) of the Original Deed shall be replaced by the following provision:

"The Debenture Trustee and/or the Issuer shall request the depository to provide a list of Debenture Holders on each Record Date. This shall be the list which shall be considered for payment of the Amounts Outstanding or any portion thereof."

3.12. The Parties hereby agree, acknowledge and confirm that Clause 4.4 of the Original Deed shall be replaced by the following provision:

"The Issuer covenants with the Debenture Trustee that the Issuer shall redeem the Debentures by paying to the Debenture Holders (of the relevant Debentures) (as on the Record Date) the then outstanding principal amount of the Debentures together with interest and premium (if applicable), up to the relevant Redemption Date."

3.13. The Parties hereby agree, acknowledge and confirm that Clause 4.6 of the Original Deed shall be replaced by the following provision:

"In case of default in the Redemption of Debentures on any Redemption Date, payment of the Amounts Outstanding or any part thereof due in terms hereof on the respective due dates, as mentioned in this Deed, the Issuer shall then pay interest on the defaulted amounts to the Debenture Holders (after the expiry of the cure period, if any), in respect of which the default has occurred as specified in this Deed. Interest shall accrue from day to day and shall be computed on an actual basis."

3.14. The Parties hereby agree, acknowledge and confirm that Clause 4.7 of the Original Deed shall be replaced by the following provision:

"In the event that the day on which any payments (except the payments to be made on the Coupon Payment Date and / or any Redemption Date) pertaining to the Debentures which are required to be made by the Issuer falls on a day which is not a Business Day, such payment shall be made on the immediately succeeding Business Day. In the event that the any Redemption Date in respect of the Debentures and / or the last Coupon Payment Date falls on a day which is not a Business Day, the immediately preceding Business Day shall be considered as the due date for payment of the proceeds for Redemption of the Debentures and / or for the payment of the Coupon proceeds (as the case may be)."

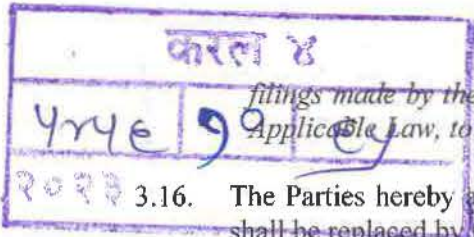
3.15. The Parties hereby agree, acknowledge and confirm that Clause 6.5(i) of the Original Deed shall be replaced by the following provision:

"The Issuer undertakes to maintain the Required Security Cover at all times till the redemption of all the Debentures. If, based on the financial statements of the Issuer, valuation report or any filings made by the Issuer with a Governmental Authority as per the listing agreement and Applicable Law, it is found that the Security provided by the Issuer has become inadequate to maintain the Required Security Cover, the Issuer shall immediately and in any event within thirty (30) Business Days or such other period allowed by Applicable Law or any Governmental Authority provide and furnish to the Debenture Trustee to its satisfaction such additional security as may be acceptable to the Debenture Trustee (acting for the benefit of Debenture Holders), based on the financial statements of the Issuer, valuation report or any



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filings made by the Issuer with a Governmental Authority as per the listing agreement and Applicable Law, to maintain the Required Security Cover."

3.16. The Parties hereby agree, acknowledge and confirm that Clause 8.3(v) of the Original Deed shall be replaced by the following provision:

"The Debenture Trustee shall be at liberty to:

- (i) ...
- (v) accept and monitor the Security till the payment of the entire Amounts Outstanding as per the terms of this Deed or the Transaction Documents, as the case may be
- (vi) ..."

3.17. The Parties hereby agree, acknowledge and confirm that Clause 9.1 of the Original Deed shall be replaced by the following provision:

"Subject to Clause 9.2 below, the relevant Debentures shall be taken as discharged on payment of the respective redemption amounts by the Issuer on the respective Redemption Dates to the Debenture Holders (of a given series of Debentures) whose name appears in the list of beneficial owners on the relevant Record Date. Such payment will be a legal discharge of the Issuer's liability, to the extent of such redemption amount (in relation to the Debentures), towards the relevant Debenture Holders. On such payments being made, the Issuer will inform NSDL and the depository account of the relevant Debenture Holders with NSDL will be accordingly adjusted to reflect Redemption of such Debentures."

3.18. The Parties hereby agree, acknowledge and confirm that Clause 9.2 of the Original Deed shall be replaced by the following provision:

"All the Issuer's liabilities to the Debenture Holders whether for payment of principal amount, redemption premium (if applicable), interest (if applicable) or otherwise shall cease and stand extinguished upon the payment of the entire Amounts Outstanding. Further, the Issuer will not be liable to pay any interest or compensation upon the payment of the entire Amounts Outstanding. On the Issuer dispatching the Amounts Outstanding as specified above in respect of the Debentures, the liability of the Issuer to the Debenture Holders shall stand extinguished."

3.19. The Parties hereby agree, acknowledge and confirm that Clause 11.1(iii) of the Original Deed shall be replaced by the following provision:

"11.1. The occurrence of any one or more of the following events in respect of a particular series of Debentures shall constitute an "Event of Default" by the Issuer in respect of such series of Debentures:

- (i) ...
- (iii) "without prejudice to the generality of Clauses 11.1(i) and 11.1(ii) above, the Issuer does not pay on any due date any amount payable to the Debenture Holder from the Debentures pursuant to any Transaction Document to which it is a party at the place and in the currency in which it is expressed to be payable (including, without limitation a failure by the Issuer to redeem the Debentures and / or pay any redemption premium due to be paid on any Redemption Date) and, such "Event of Default" being constituted when, such



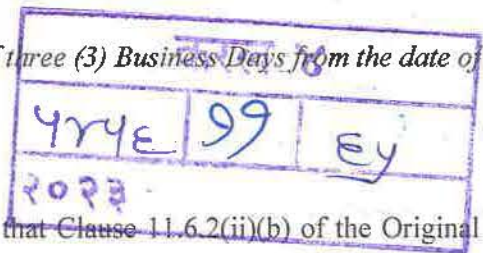
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failure is not cured within a period of three (3) Business Days from the date of the failure;”

(iv) ...”



- 3.20. The Parties hereby agree, acknowledge and confirm that Clause 11.6.2(ii)(b) of the Original Deed shall be replaced by the following provision:

“Upon receipt of the Redemption Notice, the Issuer shall ensure that all the Debentures shall be immediately bought back / redeemed by the Issuer at the Break Price within a period of thirty (30) days (“EOD Redemption Date”) from the date of the Redemption Notice.”

- 3.21. The Parties hereby agree, acknowledge and confirm that Clause 13 of the Original Deed shall be replaced by the following provision:

“Without prejudice to the Power of Sale, the Debenture Trustee may, at any time upon the occurrence of an Event of Default and after the Security hereby constituted becomes enforceable, apply to the Court for an order that the powers and trusts hereof be exercised and carried into execution under the directions of the Court and for the appointment of a receiver or manager of the Charged Properties and for any other order in relation to the execution and administration of the powers and trusts hereof as the Debenture Trustee shall deem expedient and the Debenture Trustee may assent to or approve of any application to the Court made at the instance of any of the Debenture Holders and shall be indemnified by the Issuer against all costs, charges and expenses incurred for or in relation to any such application or proceeding.”

- 3.22. The Parties hereby agree, acknowledge, and confirm that Clause 27.1 of the Original Deed shall be replaced by the following provision:

“27.1 Positive Covenants of the Issuer

The Issuer hereby covenants with the Debenture Trustee that the Issuer shall at all times (except as may otherwise be previously agreed in writing by the Debenture Trustee) until the Redemption of the Debentures by payment of the Amounts Outstanding:

(i) ...”

- 3.23. The Parties hereby agree, acknowledge, and confirm that Clause 46.4 of the Original Deed shall be replaced by the following provision:

“46.4...

For the Issuer:

Name: Atmosphere Realty Private Limited

Address: 1008, 10th Floor, Krushal Commercial Complex Above Shoppers Stop, G.M. Road, Chembur (West), Mumbai – 400089, Maharashtra, India.

E-mail: navin@thewadhwaigroup.com

Attn: Mr. Navin Makhija”

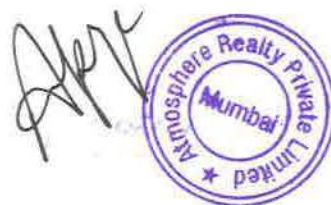


- 3.24. The Parties hereby agree, acknowledge, and confirm that Clause 48 of the Original Deed shall be replaced by the following provision:

“This Deed shall come into force and effect on the Execution Date and shall be in force till the entire Amounts Outstanding have been fully paid-off.”



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3.25. The Parties hereby agree, acknowledge and confirm that Clause 49 of the Original Deed will be renumbered to 50 and a new clause shall be inserted as Clause 49 of the Original Deed with the following provision:

“49. NON-CLASSIFICATION AS A PROMOTER

Notwithstanding anything contained in this Deed and other Transaction Documents, the Parties hereby agree, undertake and confirm that the Investor has, at the request of the Issuer, extended the Subscription Amount to the Issuer in the form of Debentures as a part of their business of offering such finances and are not, in any manner whatsoever concerned or taking the responsibility of constructing or causing to construct the Project. The Issuer confirms that the Investor shall not be construed to be a “promoter” for the purposes of RERA and shall not be held liable in any manner for the construction or completion of the Project.”

3.26. The Parties hereby agree, acknowledge, and confirm that Paragraph 3 of **Schedule V** shall be replaced by the following provision:

“3. Redemption

3.1 *The Issuer shall redeem each Debenture, in full, by paying the Amounts Outstanding on the Scheduled Redemption Date.*

3.2 *The Issuer shall not redeem the Debentures at any time prior to the Scheduled Redemption Date, other than on (i) the Early Redemption Date pursuant to occurrence of an Early Redemption Event; (ii) the occurrence of an Event of Default and the remedies thereof as set out in Clause 11.6 of this Deed being exercised; and (iii) the Specified Redemption Dates in accordance with the mechanism set out in Paragraph 3.4 of this Schedule V.*

3.3 Early Redemption

3.3.1 *Upon the occurrence of any of the events (“Early Redemption Events”) enumerated below, the Debenture Trustee has the right, but not an obligation, to require the Issuer to immediately redeem the Debentures:*

(a) *in the event that the Issuer fails to procure the listing of the Debentures within fifteen (15) days from the Deemed Allotment Date; or*

(b) *if, at any time, it becomes unlawful or contrary to Applicable Law for a Debenture Holder to fund or maintain its investment in the Debentures;*

3.3.2 *The Issuer shall redeem the Debenture(s) held by such Debenture Holder affected by the event described in Clause 3.3.1 above in full by paying the Amounts Outstanding owed to such Debenture Holder within thirty (30) days (“Early Redemption Date”) from the date of receipt of notice for redemption of such Debenture from the Debenture Trustee.*

3.4 Specified Redemption Dates

3.4.1 *On every Specified Redemption Date until the payment of the entire Amounts Outstanding, the Issuer shall subject to a written confirmation from the Investor that a Lower Redemption Principal is not payable pursuant to Clause 3.4.2, (i) redeem the Specified Debentures (in full) by paying the Specified Redemption*

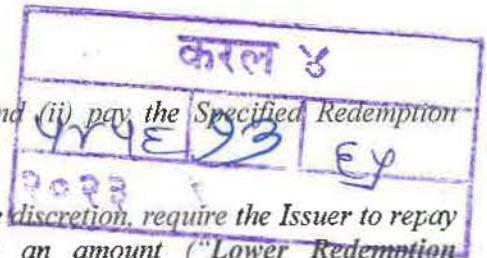


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Principal to the Debenture Holders; and (ii) pay the Specified Redemption Premium to the Debenture Holders.



- 3.4.2 The Debenture Holders may, in their sole discretion, require the Issuer to repay (on any Specified Redemption Date) an amount ("Lower Redemption Principal") lower than the Specified Redemption Principal, and the Issuer shall (on such Specified Redemption Date) (i) redeem the Specified Debentures (in full) by paying the Lower Redemption Principal to the Debenture Holders; and (ii) pay the Lower Redemption Premium to the Debenture Holders. Notwithstanding anything contained in this Deed, the Debenture Holders may determine the Lower Redemption Principal to be 'nil' for one or more Specified Redemption Dates and the Issuer shall not redeem any Debentures on such Specified Redemption Dates.
- 3.4.3 The Amounts Outstanding shall, once Redemption has been completed in accordance with this Paragraph 3.4, stand reduced by the Specified Redemption Amount or the Lower Redemption Amount (as the case may be).
- 3.4.4 The number of Debentures shall, once redemption has been completed in accordance with this Paragraph 3.4, stand reduced by the Specified Debentures.
- 3.4.5 It is hereby clarified, for the avoidance of doubt, that (i) no redemption of Debentures shall occur in accordance with this Paragraph 3.4 without the Parties agreeing (in writing) to the Agreed Adjustments (or there being no requirement of effecting any Agreed Adjustments) in accordance with the time-lines prescribed in the definition of Specified Redemption Principal; and (ii) if the Scheduled Redemption Date falls on the same date as a Specified Redemption Date, the Issuer shall, on such date, Redeem all Debentures in full by repaying the Amounts Outstanding to the Debenture Holders."

3.27. The Parties hereby agree, acknowledge, and confirm that Paragraph 4 of Schedule V shall be replaced by the following provision:

"4. Coupon Payment

- 4.1 The Issuer shall, on each Coupon Payment Date, unconditionally pay to, or to the order of, the Debenture Holder in INR, the accrued aggregate Coupon for the Coupon Period.
- 4.2 Such Coupon shall accrue from (and including) the first day of the Coupon Period to, (but excluding) the Coupon Payment Date in accordance with the Transaction Documents in respect of the Debentures held by the Debenture Holder."



3.28. The Parties hereby agree, acknowledge, and confirm that Paragraph 8 of Schedule V shall be replaced by the following provision:

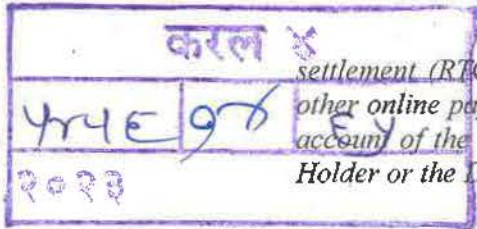
"8. Payments

- 8.1 On the relevant Redemption Date, the relevant amounts shall be paid by the Issuer, in accordance with the provisions of the Transaction Documents and this Paragraph 8, to those Debenture Holders whose names appear on the register of beneficial owners as on the Record Date and, for these purposes, a statement issued by the depository shall be conclusive evidence in respect thereof.
- 8.2 Any payments to be made to a Debenture Holder shall be made by the Issuer in INR in same day funds using the services of electronic clearing services (ECS), real time gross



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settlement (RTGS), direct credit or national electronic fund transfer (NEFT) or such other online payment mechanism permitted under the ILDS Regulations into such bank account of the Debenture Holder as may be notified to the Issuer by such Debenture Holder or the Debenture Trustee (acting on behalf of the Debenture Holder).

- 8.3 Payment of all amounts due on the Debentures will be made to the sole holder and in case of joint holders to the one whose name stands first in register of beneficial owners.
- 8.4 Any payment relating to the Debentures (except the payments to be made on the last Coupon Payment Date and / or any Redemption Date) which is due to be made on a day that is not a Business Day shall be made on the immediately succeeding Business Day. If a Redemption Date and / or the last Coupon Payment Date falls on a day that is not a Business Day, the redemption proceeds and / or the Coupon proceeds (as the case may be) shall be payable on the immediately preceding Business Day.
- 8.5 All payments to be made by the Issuer to a Debenture Holder, including interest, all other payments upon redemption of the Debentures, shall not be grossed up in order to account for any extra amounts that are required to be deducted on these payments under Applicable Law (including Taxes) provided that payments made pursuant to the indemnification or Penalty Amount only shall be grossed up to include such extra amounts as are required to be deducted under Applicable Law (including Taxes), such that the recipient Party receives the said payment plus the extra amounts.
- 8.6 The Debentures in respect of which payment has been made pursuant to the above and in accordance with the provisions of this Deed will be simultaneously extinguished through appropriate corporate action."

3.29. The Parties hereby agree, acknowledge, and confirm that Paragraph 9 of **Schedule V** shall be replaced by the following provision:

"9. Discharge

A Debenture shall be taken as discharged in full on payment of all Amounts Outstanding on the Scheduled Redemption Date."

3.30. The Parties hereby agree, acknowledge, and confirm that Paragraph 12.1 of **Schedule V** shall be replaced by the following provision

"The Issuer shall, subject to the prevailing guidelines, rules / regulations of the Reserve Bank of India, the Securities and Exchange Board of India and other relevant Governmental Authorities have the option, from time to time, to re-purchase a part, or all, of the Debentures from the secondary markets or otherwise, with prior mutual consent(s) from the Debenture Holders, at any time prior to the Scheduled Redemption Date."

3.31. The Parties hereby agree, acknowledge, and confirm that **Part C of Schedule X** of the Original Deed shall be replaced by **Annexure II** of this Third Supplementary Deed.

3.32. The Parties hereby agree, acknowledge, and confirm that **Annexure III** of this Third Supplementary Deed shall be inserted as **Schedule XI** of the Original Deed.

4. REPRESENTATIONS AND WARRANTIES

On the date of this Third 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 Third Supplementary Deed.



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5. MISCELLANEOUS


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

(Signature pages to follow)



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

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Director (Authorised Signatory)

Authorised Signatory

Name: MR. NAVIN MAKHEJA
Date: 17/3/2023

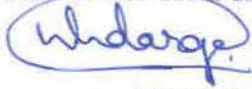


This signature page forms an integral part of the Third Supplementary Deed executed by and between Atmosphere Realty Private Limited and Catalyst Trusteeship Limited.

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Signed and delivered for and on behalf of
CATALYST TRUSTEESHIP LIMITED

For CATALYST TRUSTEESHIP LIMITED



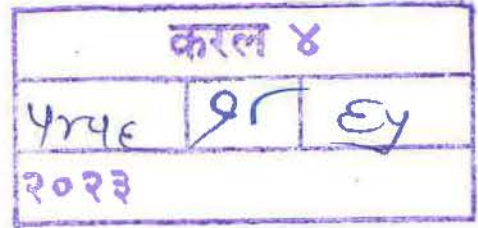
Authorized Signatory
 Authorised Signatory

Name: Nikita Dange
 Date: 20/03/2023



This signature page forms an integral part of the Third Supplementary Deed executed by and between Atmosphere Realty Private Limited and Catalyst Trusteeship Limited.

Annexure - "1"



SUPPLEMENTARY DEBENTURE TRUST CUM MORTGAGE DEED

DATED FEBRUARY 26, 2021

TO

THE DEBENTURE TRUST CUM MORTGAGE DEED LISTED IN SCHEDULE I HERETO

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. जाधव

SUPPLEMENTARY DEBENTURE TRUST CUM MORTGAGE DEED

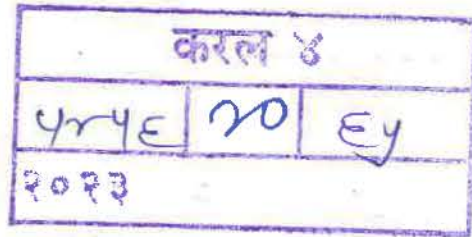
This supplementary debenture trust cum mortgage deed (hereinafter referred to as the "Supplementary Deed") in relation to the Debenture Trust cum Mortgage Deed as detailed in Schedule I hereunder ("Principal Deed"), is made on this 26th day of February, 2021 at Mumbai

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**;

1





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, 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/CIRP/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:

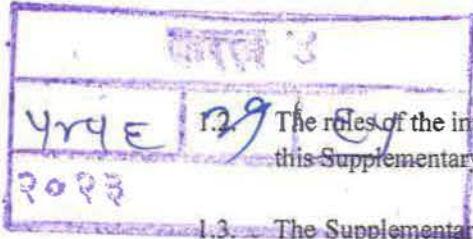
1. **Definitions and Interpretation**

- 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.



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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"

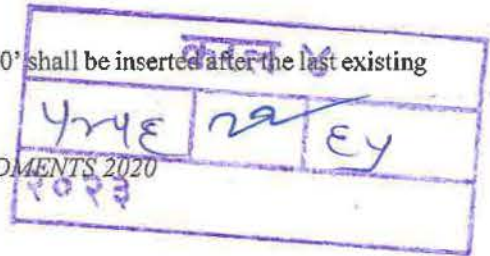
2.2. Immediately after the last provision/ article/ section/ clause of the respective Principal Deed, the following shall be inserted:

"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:

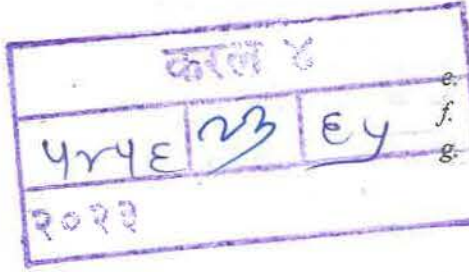
"SCHEDULE – SEBI AMENDMENTS 2020"



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 a 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.

(v) 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 Requirements 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.



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Reports/Certificates	Timelines for submission Requirements to Debenture Trustee	TimeLine 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.



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(iv) 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":

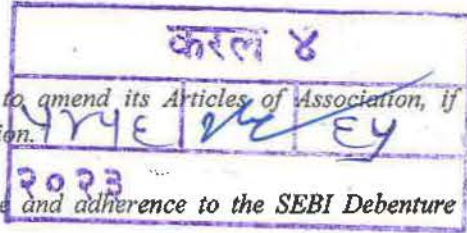
The Debenture Holder(s) and the Trustee shall have the right to appoint a nominee director as per the SEBI (Debenture Trustee) Regulations, 1993 on the Board of the Company ("Nominee Director") in the event of:

- 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.



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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.) or A)
 ATMOSPHERE REALTY PRIVATE LIMITED)

The 'Company' within named through its)
 Authorized Signatory)

Mr. Manan P. Shah, Director)




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



करल ४
 ५२५६ २५ ६
 २०२३

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



[Handwritten signature]



Annexure II
"SCHEDULE X"

करल ४		
५२५६	२६	६५
२०२३		

Part C: Format of No Objection Letter

[To be executed on the letterhead of the debenture trustee]

Date: [●], 2020

Ref No.: [●]

Atmosphere Realty Private Limited
1008, 10th Floor, Krushal Commercial complex,
Above Shopper's stop, G.M. Road,
Chembur (West), Mumbai 400089.

Dear [●],

Re: No Objection Letter issued in accordance with the terms of the Debenture Trust Cum Mortgage Deed dated November 28, 2020 ("Trust Deed") and Investment Agreement dated March 25, 2020, as amended by the amendment agreement dated June 30, 2020 and second amendment agreement dated October 30, 2020 ("Investment Agreement")

We refer to the Release Request issued by Atmosphere Realty Private Limited ("Company") pursuant to Clause 6.6(iii) of the Trust Deed and Clause 16.3 of the Investment Agreement. This no objection letter is accordingly being issued in connection with the requested consent for release of the mortgage over the Identified Apartment, being Flat No. [●] of Tower [●] of the real estate project registered as Atmosphere 02, ("Identified Apartment") at land bearing CTS Nos. 784, 784/1, 785, 786, 787, 788, 790, 792A, 793 and 848 admeasuring about Project Land Area situated at Village Nahur, Goregaon Mulund Link Road, Mumbai, over which Identified Apartment a first ranking mortgage has been created, in favour of Catalyst Trusteeship Limited ("Debenture Trustee"), for the benefit of the holders of listed secured redeemable, non-convertible debentures issued by the Company ("Debenture Holder").

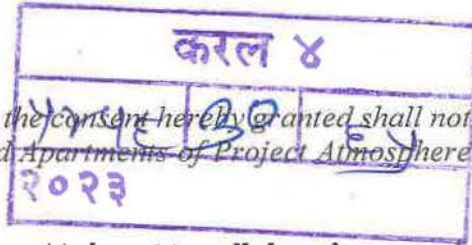
You have informed us that the Company has agreed to sell the Identified Apartment to the person(s) listed below ("Purchaser"):

#	Name of the Purchaser	Tower / Flat No.	Area of the Flat (in square feet)	Project Name	Agreement Value (in INR)
				Atmosphere 02	[●]

You have requested us to release our mortgage on the Identified Apartment to enable sale of the Identified Apartment to the Purchaser(s). We state that consent is hereby accorded and release the mortgage over the Identified Apartment. We, the Debenture Trustee (acting on behalf of the Debenture Holder), shall, as of the date of this No-objection Letter, have no claim, right, title or interest in respect of the Identified Apartment whatsoever subject to the following conditions:

- (a) This consent hereby granted is restricted to the release of mortgage over the Identified Apartment to enable sale of the Identified Apartment to the Purchaser(s).

Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other Identified Apartments of Project Atmosphere O2 without applying to us for consent.



- (b) The consent hereby granted is subject to the Purchaser(s) depositing all the sale proceeds payable by such Purchaser(s) to the Company as consideration for purchase of the Identified Apartment into Account No. [●] opened by the Company with [●] ("Designated Bank Account"). In case of default by the Purchaser(s) in depositing the sale proceeds in the Designated Bank Account, we shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to the Debenture Trustee (for the benefit of the Debenture Holder).
- (c) In the event that the sale to the Purchaser(s) is cancelled for any reason, the consent accorded above shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to the sale of the Identified Apartment to any other person(s).
- (i) The Company shall consequently return the original version of this No-objection Letter to us within five (5) Business Days (i.e. a day, other than a Saturday, Sunday and public holiday, on which banks are open for business in each of India and Japan) from the date of cancellation and upon such return, the security over the Identified Apartment shall be deemed to not have been released by us for all intents and purposes.
- (ii) In the event that the Company fails to return the original version of this No Objection Letter to us within five (5) Business Days from the date of cancellation, the Company shall create security over an apartment in the Project not being an Identified Apartment that is of a value equal to, or greater than, the value of the Identified Apartment in favour of us (and for the benefit of the Debenture Holder) within thirty (30) calendar days from the date of cancellation in order to fully replace the security over the relevant Identified Apartment in accordance with the prescribed security cover requirements.

Yours faithfully,

For, and on behalf of, Catalyst Trusteeship Limited

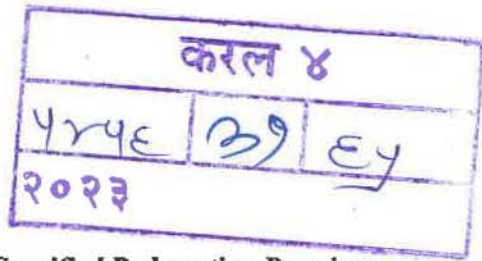
Authorized Signatory

Name: [●]

Designation: [●]"



Annexure III
"SCHEDULE XI"



Part A – Specified Redemption Principal and the Specified Redemption Premium

Subject to Paragraph 3.4.2 of Schedule V, the Specified Redemption Principal and the Specified Redemption Premium payable on any Specified Redemption Date shall be determined as set out below. All line-items listed in the table below will be as of the Cut-Off Date.

#	Line-item
A.	Reserves / balance in the Free Flow Account (computed in accordance with terms of the Escrow Documents)
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.	Estimated Coupon payment for three (3) Coupon Periods immediately following the Specified Redemption Date
E.	Total available payout = A – (B + C + D)
F.	Specified Redemption Principal = E / 1.1 (Rounded down in million)
G.	Specified Redemption Premium = F*10%

The subvention costs (B) and estimated coupon payments (D) are collectively referred to as the "Estimated Line-Items".

Part B – Illustrations

I. Illustration 1

For the purposes of this illustration, it is assumed that (a) the Cut-Off Date is February 28, 2023; and (b) the Investor requires the payment of a Lower Redemption Principal in accordance with Paragraph 3.4.2 of Schedule V.

#	Line-item	In INR
A.	Reserves / balance in the Free Flow Account (computed in accordance with terms of the Transaction Documents)	1,091,554,339.00
B.	Subvention costs on the sold area of the Identified Apartments ("Sold Area")*	1,510,159.00
C.	Stamp duty and registration fees payable as per Applicable Law on the Sold Area*	4,240,200.00
D.	Estimated Coupon payment for three (3) Coupon Periods immediately following the Specified Redemption Date	78,885,000.00
E.	Total available payout = A – (B + C + D)	1,006,918,980.00
F.	Specified Redemption Principal = E / 1.1 (Rounded down in million)	915,000,000.00
G.	Specified Redemption Premium = F*10%	91,500,000.00
H.	Lower Redemption Principal (pursuant to Paragraph 3.4.2 of Schedule V)	639,000,000.00
I.	Lower Redemption Premium = H*10%	63,900,000.00

*Working of subvention cost and stamp duty is explained below

Recovery of subvention cost and stamp duty	In INR
Total subvention cost incurred as on 28.02.2023 (including Bank & Builder)	28,154,656.00

Less: Already recovered from the Investor	
Balance to be recovered	
Total stamp duty paid as on 28.02.2023	
Less: Stamp duty already recovered from the Investor	
Balance to be recovered	

करल ४	26,644,497.00
424E/B2	1,510,159.00
	126,803,750.00
२०२३	122,563,550.00
	4,240,200.00

II. Illustration 2

For the purposes of this illustration, it is assumed that (a) the Cut-Off Date is February 28, 2023; and (b) the Investor has not required the payment of a Lower Redemption Principal in accordance with Paragraph 3.4.2 of Schedule V.

#	Line-item	In INR
A.	Reserves / balance in the Free Flow Account (computed in accordance with terms of the Escrow Documents)	1,091,554,339.00
B.	Subvention costs on the sold area of the Identified Apartments ("Sold Area")*	1,510,159.00
C.	Stamp duty and registration fees payable as per Applicable Law on the Sold Area*	4,240,200.00
D.	Estimated Coupon payment for three (3) Coupon Periods immediately following the Specified Redemption Date	78,885,000.00
E.	Total available payout = A - (B + C + D)	1,006,918,980.00
F.	Specified Redemption Principal = E / 1.1 (Rounded down in million)	915,000,000.00
G.	Specified Redemption Premium = F*10%	91,500,000.00

*working of subvention cost and stamp duty is explained below

Recovery of subvention cost and stamp duty	In INR
Total subvention cost incurred as on 28.02.2023 (including Bank & Builder)	28,154,656.00
Less: Already recovered from the Investor	26,644,497.00
Balance to be recovered	1,510,159.00
Total stamp duty paid as on 28.02.2023	126,803,750.00
Less: Stamp duty already recovered from the Investor	122,563,550.00
Balance to be recovered	4,240,200.00





01/12/2020

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 3

दस्त क्रमांक : 10489/2020

नोंदणी

Regn.63m

कमल X

गावाचे नाव : नाहूर

- (1) विलेखाचा प्रकार गहाणघट
 (2) नोंदवस्तु 2179000000
 (3) बाजारभाव(भाडेगट्ट्याच्या बाबत त्रिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 0
 (4) भू-पापन, पोटहिस्सा व घरकनांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: (1) वस्तामधील पार्ट बी, शेक्युल 6 मध्ये नमूद केलेल्या इक्वित सदनिकांवर प्रथम रिकिंग गहाण घट(2) वस्तात नमूद केलेल्या प्रोजेक्ट(बिंग डी, ई, आणि एफ)साठीची जमीन क्षेत्रफळ 1990 चौ. मी., सी.टी. एच. नं. 784, 784/1, 785, 786, 787, 788, 790, 791, 792/ए, 793 व 848, वर सेकंड रिकिंग आणि रेसिड्युअल गहाणघट, (3) वस्तात नमूद केलेली जंगम मालमत्ता(प्रोजेक्ट अकाउंट्स आणि रेसिड्युअल) वरील प्रथम रिकिंग हायपोथेकेशन, माँजे नाहूर, मोरेगांव 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 जुडी देण्यात असेल तेव्हा.

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

1): नाव:- व्हॅटमोसपियर रियलिटी प्रा. लिमिटेड चे संबालक नवीन अकराल माखिजा तर्फे मुखत्यार तुषार एच. गांधी बव:-40; पत्ता:- प्लॉट नं. 808, माळा नं. 8 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉमप्लेक्स, ब्लॉक नं. शॉपर्स स्टोपच्या वर, बँबूर पश्चिम, रोड नं. जी. एन. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADCB1183B

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

1): नाव:- व्हॅटमोसपियर रियलिटी प्रा. लिमिटेड तर्फे प्राधीकृत व्यक्ती मित बॉफ बव:-27; पत्ता:- प्लॉट नं. 804, माळा नं. 6 वा मजला, इमारतीचे नाव: बिट्स, ब्लॉक नं. कालीना, सांताक्रुझ पूर्व, रोड नं. सी.एस.टी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AACCG4147R

(9) वस्तुऐवज करून दिल्याचा दिनांक 28/11/2020

(10) वस्तु नोंदणी केल्याचा दिनांक 01/12/2020

(11) अनुक्रमांक, खंड व पृष्ठ 10489/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2002000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) श्रेता



मुल्यांकनासाठी निषारात घेतलेला तपशील:-

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

मुद्रांक शुल्क जाब्यरताना निवृत्तेला अनुषेद :-

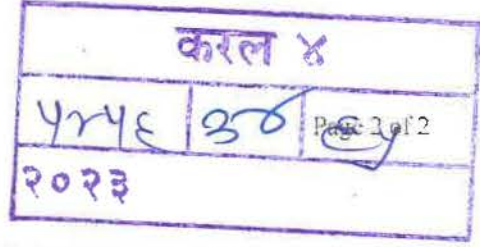
b) When possession is not given



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-3
 मुंबई उपनगर जिल्हा.





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	MH007415660202021S	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	MH007418137202021S	500.00	SD	0003486015202021	01/12/2020
4	Atmosphere Realty Private Limited	eSBTR/Simple Receipt	02300042020112518890	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]





06/09/2021

सूची क्र.2

दस्तावेज क्रमांक : 13923/2021	वर्ग ४
नोंदणी : ५१५६३५	६५
Region: 688	
२०२३	

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	गहाणाखत
(2) मॉवदना	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सौजे नाहूर, दस्त नोंदणी क्रमांक करण-10489-2020 दिनांक 01.12.2020 मधील गहाण खताचा, सुधारणा करारनामाद्वारे, दस्ता मधील पार्ट ६ शेड्यूल 6 मध्ये नमूद केलेल्या विक्रीत मदतिका व दस्ता मधील पार्ट बी शेड्यूल 6 मध्ये नमूद केलेल्या अतिक्रान्त मदतिकांवरील प्रथम रॅकिंग गहाण खत, दस्तान नमूद केल्याप्रमाणे वदन करण्यात येत आहे. (C.T.S. Number : 784, 784/1, 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 करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अँटमोनपियर रिथलिटी प्रा. लिमिटेड चे संचालक नवीन अमरलाल माखिजा तर्फे मुखत्यार जिनैद भीमराव गायकवाड वय:-27; पत्ता:- प्लॉट नं: ऑफिस नं: 808 , माळा नं: 8 वा मजला , इमारतीचे नाव: कृषन कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉप व्यावर, चेंबूर, मुंबई, रोड नं: जी. एम. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AADCB1183B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कॅटलिस्ट ट्रेडिंशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरी प्रशांत जोये वय:-28; पत्ता:- प्लॉट नं: ऑफिस नं: 804 , माळा नं: 8 वा मजला , इमारतीचे नाव: विंडसर, ब्लॉक नं: कलीना, मांठाकूज पूर्व , रोड नं: सी. एम. टी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AACCG4147R
(9) दस्तऐवज करून दिल्याचा दिनांक	03/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	03/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13923/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100
(14) श्रेण	



मुल्यांकनामाठी चिचारात घेतलेला नगशीन:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा नगशीन दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-	(d-2) If it exceeds One lakh but does not exceeds ten lakh

मुलध 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 कार्यालयाने 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)



करल ४		
५२५६	३६६५	
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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	eChallan	00040572021090273902	MH005781967202122E	500.00	SD	0002786876202122	03/09/2021
2	ATMOSPHERE REALTY PRIVATE LIMITED	eChallan		MH005781967202122E	100	RF	0002786876202122	03/09/2021
3		DHC		0209202114354	1500	RF	0209202114354D	03/09/2021

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



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ATMOSPHERE REALTY PRIVATE LIMITED AT THEIR MEETING HELD ON MARCH 10, 2023 AT 1008, 10TH 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 TO EXECUTE DOCUMENTS IN THIS REGARD:

The Chairman informed the Board that as per existing terms and conditions of redemption of 2179 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures issued by the company (ISIN: INE0CZT07010) having face value of Rs. 10,00,000/- each, aggregating to Rs. 217,90,00,000/- ("**NCDs**") issued by the Company to Marubeni Corporation ("**Investor**"), the said NCDs are redeemable at scheduled redemption date as per the transaction documents executed with the Investor and/or Debenture Trustee. In order to better utilise the reserves in Free Flow Account and as requested by the Investor, it is now proposed to change existing terms and conditions of the redemption of NCDs as per revised terms placed before the Board. He further informed that the Company will have to obtain approval of the Investor, the Debenture Trustee and BSE Limited, in respect of change in existing terms and conditions of the redemption of NCDs. He further informed that the Company will be required to execute amendment documents to the transaction documents executed by the Company to incorporate aforesaid changes as may be approved by the Board.

The Board Members considered and discussed the same in details 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 hereby accorded for change in the terms and conditions of the existing 2179 6% Secured, Rated, Listed, Redeemable Non-convertible Debentures issued by the company (ISIN: INE0CZT07010) having face value of Rs. 10,00,000/- each, aggregating to Rs. 217,90,00,000/- ("**NCDs**") issued by the Company to Marubeni Corporation ("**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. 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



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

Registered Office Add.: 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 F: +91 22 67308401 E: atmosphere@thewadhwaingroup.com



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



PROMISES MADE PROMISES KEPT

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 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:

- Sign, execute and make the necessary applications to all authorities including but not limited to BSE Limited, National Securities and Depository Limited; as may be necessitated from time to time and to appear and represent the Company before the concerned authorities;
- file with the relevant Registrar of Companies, Sub-Registrar of Assurances, 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 complete all formalities in respect thereto;
- arrange for payment of the applicable stamp duty in respect of the amendment documents to the concerned Transaction Documents; and
- 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 one of the Director or Company Secretary 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 Add.: 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 F: +91 22 67308401 E: atmosphere@thewadhwaigroup.com



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IN ASSOCIATION WITH



CHANDAK
SINCE 1984
PROMISES MADE, PROMISES KEPT.

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 Add.: 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 F: +91 22 67308401 E: atmosphere@thewadhwa.com



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



IN ASSOCIATION WITH
CHANDAK
SINCE 1994
PROMISES MADE, PROMISES KEPT.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF CATALYST TRUSTEESHIP LIMITED HELD ON MONDAY, 28TH JUNE, 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT GDA HOUSE, FIRST FLOOR, PLOT NO. 85, S. NO. 94 & 95, BHUSARI COLONY (RIGHT), KOTHRUD, PUNE-411038 AT 3.00 P.M.

Authority to execute documents on behalf of the Company:

"RESOLVED THAT officers mentioned below be and are hereby authorized to sign, execute and register with the office of Sub-Registrar of Assurances, Registrar of Companies, CERSAI 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:

1. Milind Shah - Manager
2. Tamkeen Shaikh - Manager
3. Sanjana Ghawre - Manager
4. Pankaj Rohilla - Manager
5. Prerana Ghosh - Manager
6. Sneha Sawant - Manager
7. Kedar Malekar - Manager
8. Shahnawaz Ansari - Manager
9. Gaurav Gupta - Manager
10. Gagan Arora - Manager
11. Prashant Chothe - Asst. Manager
12. Gauri Nimkar - Senior Manager
13. Nikita Darge - Manager
14. Ramanujam Yadav - Manager



RESOLVED FURTHER THAT any one of the Directors of the Company or Mr. Umesh Salvi, Business Head of the Company, be and is hereby authorized to submit a certified true copy of this resolution to the concerned authority for the purpose of giving effect to this resolution."

**CERTIFIED TRUE COPY
FOR CATALYST TRUSTEESHIP LIMITED**


RAVINDRA MARATHE
DIRECTOR
DIN: 07271376


R. K. KULKARNI
DIRECTOR
DIN:01159378

CATALYST TRUSTEESHIP LIMITED (FORMERLY CDA TRUSTEESHIP LIMITED)

An ISO:9001 Company

Mumbai Office Windsor, 6th Floor, Office No. 804, C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098 Tel +91 (22) 4922 0555 Fax +91 (22) 4922 0505
Regd. Office GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune 411 038 Tel +91 (20) 66807200
Delhi Office Office No. 810, 8th Floor, Kaifash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001 Tel +91 (11) 430 29101/02
CIN No. U74999PN1997PLC110262 Email dt@ctitrustee.com Website www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai



करल ४		
५२५६	२९	६५
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सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Pune PMT Building, 3rd Floor Deccan Gymkhana, Pune, Maharashtra, India, 411004

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

प्रकार का
FORM-B

DEBENTURE TRUSTEE

भारतीय प्रतिभूति और विनियम बोर्ड
SECURITIES AND EXCHANGE BOARD OF INDIA

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

000258

(विनियम 8)
(Regulation 8)

रजिस्ट्रीकरण प्रमाणपत्र
CERTIFICATE OF REGISTRATION PERMANENT REGISTRATION



- 1) बोर्ड, भारतीय प्रतिभूति और विनियम बोर्ड अधिनियम, 1992 के अर्धीन डिबेंचर न्यासी के लिए बनाए गए नियमों और विनियमों के साथ पठित उस अधिनियम की धारा-12 को उपधारा (1) द्वारा प्रदत्त 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 है।
- 2) Registration Code for the debenture trustee is **IND000000034**

- 3) जब तक नवीकृत न किया जाए, रजिस्ट्रीकरण का प्रमाणपत्र से तक विधिमान्य है।
- 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 उसको ओर से
By order
For and on behalf of
Securities and Exchange Board of India



स्थान Place : **MUMBAI**

तारीख Date : **JULY 29, 2016**

MJ Sonparote
MEDHA SONPAROTE
प्राधिकृत हस्ताक्षरकर्ता Authorised Signatory

करल ४		
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घोषणापत्र

मी जितेंद्र गायकवाड याद्वारे घोषित करतो की, दुय्यम निबंधक-----
पुरवणी करारनामा
कुर्ला - ४ यांचे कार्यालयात----- या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री जयिन मखिजा व इ. यांनी दि. ५/०२/२३ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक १७/०३/२०२३

कुलमुखत्यारपत्रधारकाचे नाव
व सही



(जितेंद्र गायकवाड)



CHALLAN
Form No. 15 (2018)

करल - ४		
३२३६	५	३०
२०२३		

REGISTRATION NO.	CHARGE	REGISTRATION NO.	DATE
Department: Family/Succession/Probate			
Place: Kurla			
Applicant: Mrs. Nandini Kulkarni		TAKER: Mrs. Nandini Kulkarni	
Date of Payment: 18/03/2023		FOR NO. OF DOCUMENTS: 1	
Amount: Rs. 1000		Type of Stamp: Adhesive	
Stamp: [Circular Seal]			
Name: Mrs. Nandini Kulkarni			
Address: [Address details]			
Phone No: [Phone number]			
E-mail: [Email address]			
Mobile No: [Mobile number]			
Signature: [Signature]			
Date: 18/03/2023			
Place: Kurla			
FOR USE OF RECEIVING OFFICE			
Charge: Rs. 1000			
Date: 18/03/2023			
Time: 10:00 AM			
Signature: [Signature]			
Date: 18/03/2023			



करल ४			
३२३६	५	३०	
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1. I am the Director/Partner/Authorized Signatory to various Private Limited Companies and several Partnership Firms/Jointed Venture Partnerships Firms and in my individual capacity also all relating to the business of development of immovable property.



2. In the course of my business, as a Director/Partner/Authorized Signatory and also in my personal capacity I execute several deeds and documents including Sale Deeds, Lease Deeds and other agreements, Conveyance, Development Agreements, Affidavits, other Agreements and Testaments, Succession Agreements, Deeds of Gift Act, 1956 (NOGA) and Real Estate Regulation and Development Act, 2017 (RERA) which are liable to be compulsorily registered under the Registration Act, 1908.

3. In the course of my business I have to travel out of Mumbai for various business matters and during such periods as well as at several times due to other commitments in other parts of a territory difficult for me to personally attend the office of Sub-Registrar of Kurla for the execution of such deeds and/or documents (referred by me) and to execute such documents in the city requires an efficient person of appropriate skills. JYOTINDRA BHIMRAO GARWAD residing at Post Siddhant Nagar, Panvel, Maharashtra, District Sion, 401302 to be my true and lawful attorney to represent me for the purpose mentioned above.

Now known to all and those who's interests are not affected in my individual or capacity as a Director/Partner/Authorized Signatory of various Private Limited Companies and Partnership Firms do hereby authorize, constitute and appoint MR. JYOTINDRA BHIMRAO GARWAD residing at Post Siddhant Nagar, Panvel, Maharashtra, District Sion, 401302 to be my true and lawful attorney for me and on my behalf to do the under mentioned acts, deeds, matters, contracts and execute all papers hereafter concerned, that is to say:

- To represent me for registration and also to lodge all documents of deeds and other documents in the office of the Sub-Registrar of Kurla or elsewhere in accordance with the provisions of the Registration Act, 1908 and also to execute all papers hereafter concerned.
- To represent me before any adjudicating authority in Maharashtra for the purpose of lodging any document for registration under the Registration Act, 1908 and also to execute all papers of deeds and other documents in accordance with the provisions of the said Act.



Makija To Jeevi Pdf

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करल - ४		
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1. To identify my signature and admit execution of the same.

2. To do all other acts, deeds matters and things as law from time to time as required under the provisions of the Registration Act, 1908 for the due registration of such deeds and instruments.

3. To do all other acts, deeds matters and things as may from time to time be required of me in the course of my business in connection with the registration of such deeds and instruments which have already been executed or which may hereafter be executed by the parties to the deeds.



MR. NAVAN MADHAV
Director/Partner/Authorized Signatory
of various Private Limited Companies
and Partnership Firms
Residing at:
[Address]



Signature of Authorized Attorney

करल - ४		
३२३६	५	३०
२०२३		

REGISTRATION NO.	CHARGE	REGISTRATION NO.	DATE
Department: Family/Succession/Probate			
Place: Kurla			
Applicant: Mrs. Nandini Kulkarni		TAKER: Mrs. Nandini Kulkarni	
Date of Payment: 18/03/2023		FOR NO. OF DOCUMENTS: 1	
Amount: Rs. 1000		Type of Stamp: Adhesive	
Stamp: [Circular Seal]			
Name: Mrs. Nandini Kulkarni			
Address: [Address details]			
Phone No: [Phone number]			
E-mail: [Email address]			
Mobile No: [Mobile number]			
Signature: [Signature]			
Date: 18/03/2023			
Place: Kurla			
FOR USE OF RECEIVING OFFICE			
Charge: Rs. 1000			
Date: 18/03/2023			
Time: 10:00 AM			
Signature: [Signature]			
Date: 18/03/2023			



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करल ४
५५६ ४५६
२०२३

Form with handwritten numbers: १५, ८, ३८

Official form with multiple stamps and handwritten entries. Includes a circular stamp on the left and a signature at the bottom.

Receipt of Document Handling Charges from D.H.C. (District Housing Centre). Includes fields for PAN, Invoice No., and Payment Details.



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Form with handwritten numbers: १५, ९, ३८

Form with handwritten numbers: १५, ९, ३८

TO ALL TO WHOM THESE PRESENTS SHALL COME, GIVE NOTICE THAT WHEREAS...

TO ALL TO WHOM THESE PRESENTS SHALL COME, GIVE NOTICE THAT WHEREAS...



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करल ४
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कर - १५
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कर - १५
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कर - १५/१५
 ५३६३ ६ १६
 २०२३



Chartered Accountant
 (I) Mr. Chandra Bhat 84806



Signature of Chartered Accountant



कर - १५/१५
 ५३६३ ६ १६
 २०२३

Chartered Accountant
 (I) Mr. Chandra Bhat 84806



Signature of Chartered Accountant



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कर - १५
 २६६६ १० ६०
 २०२३

NOW SIGN YE AND THERE PRESENTS WITHIN One (1) Mr. Shree Anand Mahesh Anand Mahesh, Chartered Accountant and appearing Mr. Tushar H. Gadhvi as the Banker. Cash to be by one set serial receipt for out, in my hand and on my behalf to do the under mentioned work, matters and things.

- To permit for registration and also to do the necessary work as mentioned below the Sub-Registrar of Companies at Mumbai (Suburban District) Kurla No. 4 as a matter of public interest and the deeds and documents which I have to submit, I hereby request.
- To identify my document.
- To do all other work, matters and things as may be required and as may be required under the provisions of the Indian Registration Act, 1908 and the registration of such deeds and documents.

AND GENERALLY TO DO ALL other work, matters and things as may be required and as may be required under the provisions of the Indian Registration Act, 1908 and the registration of such deeds and documents as may be required and as may be required under the provisions of the Indian Registration Act, 1908 and the registration of such deeds and documents.

Signature

कर - १५/१५
 ५३६३ ६ १६
 २०२३



कर - १५/१५
 ५३६३ ६ १६
 २०२३



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Scanned by CamScanner

QUOTED BY THE REGISTRAR OF COMPANIES, MUMBAI (SUBURBAN DISTRICT) KURLA NO. 4
 17/03/2023 11:00:00 AM
 1000001001-988114
 INDIA

कर - १५
 २६६६ १० ६०
 २०२३

For (CS) LTD
 400-4 J Building
 211A, Kurla
 2023

कर - १५/१५
 ५३६३ ६ १६
 २०२३



THE REGISTRAR OF COMPANIES, MUMBAI (SUBURBAN DISTRICT) KURLA NO. 4
 17/03/2023 11:00:00 AM
 1000001001-988114
 INDIA

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५/१५
 ५३६३ ६ १६
 २०२३

कर - १५
२०३५ १५ ३०
२०१९

W 4772000, WY720000? Law Enforce set up handle at Mumbai
On 17/03/2019, Day of March, 2019.

BY THE PUBLIC OFFICER

Mr. Manoj Kumar...



Mr. Manoj Kumar...



कर - १०/ १८
२३६३ ११ १६
२०१९

Mr. Manoj Kumar...



कर - १५/ १८
२३६३ ११ १६
२०१९

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करल ४
५२५६ ४१ ६५
२०२३

2019-20	2019-20	2019-20
२३६३ ११ १६	२३६३ ११ १६	२३६३ ११ १६
२०१९	२०१९	२०१९



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17-Mar-23, 5:57 PM 18 of 31
file:/C:/Users/ENVO/Desktop/SACRA/PR/POA/0BA1/2/orig/...Nacin Makija To Jern P...

17-Mar-23, 5:57 PM 18 of 31
file:/C:/Users/ENVO/Desktop/SACRA/PR/POA/0BA1/2/orig/...Nacin Makija To Jern P...

कर - १५
२३६३ ११ १६
२०१९

दस्तावेज क्रमांक - २

२३६३ ११ १६

२०१९

२३६३ ११ १६

२०१९

२३६३ ११ १६

२०१९

२३६३ ११ १६

२०१९

कर - १५
२३६३ ११ १६
२०१९

घोषणापत्र

मैं श्री. नारायण गोविंद... यह घोषणा करता हूँ कि, दुपयम विभाग...
द्वारा जारी किया गया है। यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है।
यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है। यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है।
यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है। यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है।
यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है। यह घोषणा दस्तावेजों के संबंध में जारी की जा रही है।

दिनांक १०/१२/१९

२३६३ ११ १६

कर - १०/ १८
२३६३ ११ १६
२०१९



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करल ४
 ५४५६ ४६ ३०
 २०२३

बदल - १५
 ३०३० ०५ ३०
 २०२३



बदल - १०/१०
 ५३६३ ५४ ०८
 २०२३



बदल - १०/१०
 ५३६३ ५४ ०८
 २०२३



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Mishra To Jitu.Pdf

17-Me-22, 5:37 PM (2 of 3)
 File://C:/Users/LENOVO/Desktop/SAURABH/POA%20All/Navin%20Mishra To Jitu.Pdf

17-Me-23, 8:2
 File://C:/Users/LENOVO/Desktop/SAURABH/POA%20All/Navin

बदल - १५
 ३०३० ०५ ३०
 २०२३

बदल - १५
 ३०३० ०५ ३०
 २०२३



वर्ष २०२३	वर्ष २०२३
५३६३	५४ ०८
५३६३	५४ ०८

यदि ठीक है तो कृपया इस प्रमाणपत्र को वापस भेजें।
 यदि ठीक नहीं है तो कृपया इस प्रमाणपत्र को वापस न भेजें।

प्रमाणपत्र
 यह प्रमाणपत्र जारी करने वाले अधिकारी के द्वारा जारी किया गया है।

बदल - १०/१०
 ५३६३ ५४ ०८
 २०२३



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बदल - १५
 ३०३० ०५ ३०
 २०२३

बदल - १५
 ३०३० ०५ ३०
 २०२३

क्र.सं.	नाम	वर्ष	वर्ष
1
2
3



क्र.सं.	नाम	वर्ष	वर्ष
1
2
3



बदल - १०/१०
 ५३६३ ५४ ०८
 २०२३

Scanned by CamScanner

अपने - १५	अपने - १५	अपने - १५
३८७६	०५	१०
२०२३		

Form No. 1 (अपने - १५) - २३

Signature Line

1. Applicant's name: [Blank]
 2. [Blank]
 3. [Blank]

4. [Blank]
 5. [Blank]
 6. [Blank]

Use Your Right to Register

7. [Blank]
 8. [Blank]
 9. [Blank]



10. [Blank]
 11. [Blank]
 12. [Blank]



अपने - १५	अपने - १५	अपने - १५
१३८३	०८	१६
२०२३		

Scanned by CamScanner

करल ४	अपने - १५
५०५६	०५
२०२३	१०

महा विदेन्द्र कुमरकुमारचरण अर्धे जे सट्ट इत नैदगील सट्टर केत जहाँ लिप्यदिता करत कजुलीककर दिना जेदे सट्ट कुमरकुमारचरण निम्न टैणर कंठी कुमरकुमारचरण रट्ट मेमेमे माही किज कुमरकुमारचरण निम्न टैणर ज्यसलीकंठी कंगोही मयत इनासेमे मही व इन्व कौन्टयही कारणजुडे कुमरकुमारचरण रट्टकतन ठरसेने माही. सट्टरके कुमरकुमारचरण पूर्वकी वेदा जसुन उपरोक्त कृती कारणस मेी पूर्णतः सतम आहे. सट्टरके कसत कुडीके जसकुल जसवास नैदगी अधिनिका १९५८ च कडन ८१ इन्वटे दिहास मेी वाप रकीन घटी मस जाणीव आहे.

दिनांक: २०/०५/२०२३



कुमरकुमारचरणचरण महे
 कुमरकुमारचरण
 व माही



अपने - १५	अपने - १५	अपने - १५
३८७६	०५	१०
२०२३		



अपने - १५	अपने - १५	अपने - १५
५०५६	०५	१०
२०२३		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम/Name

NIKITA HRISHIKESH DARGE

पिता/माता/पति/Partner's Name

SURESH GOVIND MAHADIK

पिता/माता/पति/Partner's Name

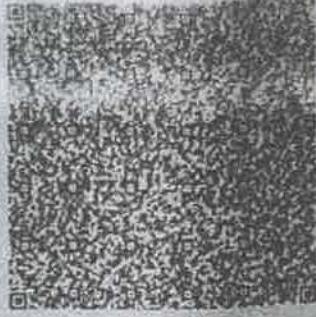
SURESH GOVIND MAHADIK

पता/Address

21/27/1/999

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BPSPM8224A



07/12/2014

करल ४
474/92 Ey
२०२३

Widage



शुद्ध		
474E	43	EY
२०२२		



करल ४
 424E 78 Ey
 २०२३

आयकर विभाग
 INCOME TAX DEPARTMENT
 CATALYST TRUSTEESHIP LIMITED

भारत सरकार
 GOVT. OF INDIA

22/08/1997

Permanent Account Number
 AACCG4147R

28082018

भारत सरकार
 आ धार



रुपेश राजाराम मोरे
 Rupesh Rajaram More
 जन्म तारीख/DOB: 10/04/1994
 पुरुष/ MALE
 Mobile No: 8369501573

5241 8047 3361
 VID : 9160 4510 3871 3764



माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेख संख्या कार्ड
 Permanent Account Number Card
 BAOPB6683Q



नाम/ Name
 PRAVIN PRALHAD BHUNGAL

पिता का नाम/ Father's Name
 PRALHAD KONDIRAM BHUNGAL

जन्म की तारीख/
 Date of Birth
 08/11/1985

16082022

Bhungal
 Pravin S. Bhungale

५५५६ ५५ ६५
२०२३



आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA
ATMOSPHERE REALTY PRIVATE LIMITED
 12/01/2007
 Permanent Account Number
AADCB1183B

करल ४
 ५२५६६६
 २०२३

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA
NAVIN AMARLAL MAKHIJA
AMARLAL GHANSHAMDAS MAKHIJA
 28/11/1981
 Permanent Account Number
AKEPM1065D



पंजीय नं		
५५६	५६६	६६६
५ - ६६		





CHALLAN
MTR Form Number 6

करल ४
Yrge YL Ey
२०२३



GRN	MH016952964202223E	BARCODE	[Barcode]				Date	17/03/2023-17:59:05	Form ID	40(b)
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	ATMOSPHERE REALTY PRIVATE LIMITED					
Location	MUMBAI			Flat/Block No.	As mentioned in the Third Supplementary Deed					
Year	2022-2023 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street						
0030045501 Stamp Duty		500.00		Area/Locality	Mumbai					
0030063301 Registration Fee		1000.00		Town/City/District						
				PIN	4	0	0	0	8	0
				Remarks (If Any)	SecondPartyName=CATALYST TRUSTEESHIP LIMITED-					
Total		1,500.00		Amount In	One Thousand Five Hundred Rupees Only					
				Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023031718856	2798172408			
Cheque/DD No.				Bank Date	RBI Date	17/03/2023-18:00:43	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. : 9029437947
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दर्याम निबधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-5456	0008438937202223	20/03/2023-17:12:49	IGR200	500.00
2	(IS)-391-5456	0008438937202223	20/03/2023-17:12:49	IGR200	1000.00
Total Defacement Amount					1,500.00

करल ४		
५२५६	५६	६५
२०२३		



करल ४
५१५६ ६० ६५
२०२३

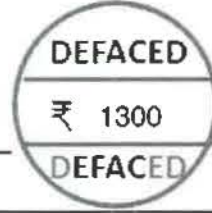


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1703202308367	Receipt Date	20/03/2023
-----	---------------	--------------	------------

Received from MORTGAGE DEED, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 5456 dated 20/03/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	17/03/2023
Bank CIN	10004152023031707662	REF No.	2822851106
Deface No	1703202308367D	Deface Date	20/03/2023

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



करल ४		
५२५६	६९	६५
२०२२		



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/5456

सोमवार, 20 मार्च 2023 5:13 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 5456/2023 22123

दस्त क्रमांक: करल4 /5456/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:5873

पावती दिनांक: 20/03/2023

अ. क्र. 5456 वर दि.20-03-2023

सादरकरणाराचे नाव: कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत
हस्ताक्षरकर्ता निकीता ऋषिकेश दर्गे(डिबेंचर ट्रस्टी)

रोजी 5:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

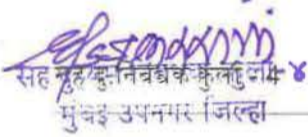
दस्त हाताळणी फी

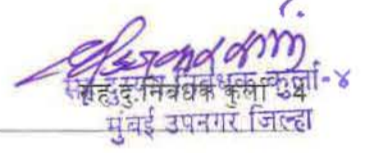
रु. 1300.00

पृष्ठांची संख्या: 65

एकूण: 2300.00

दस्त हजर करणाऱ्याची सही:


सह/दु.नि.बंधक कुर्ला-४
मुंबई उपनगर जिल्हा


सह/दु.नि.बंधक कुर्ला-४
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड
(दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 20 / 03 / 2023 05 : 06 : 56 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 03 / 2023 05 : 07 : 43 PM ची वेळ: (फी)






20/03/2023 5 15:55 PM

दस्त क्रमांक:5456/2023

E81EY

दस्त क्रमांक :करल4/5456/2023






दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता निनीता ऋषिकेश दर्गे(डिबॅचर ट्रस्टी) पत्ता:प्लॉट नं: ऑफिस क्रमांक 604, माळा नं: 6 वा मजला , इमारतीचे नाव: विंडसर, ब्लॉक नं: कलिना, सांताक्रुज पश्चिम, मुंबई , रोड नं: सी. एस. टी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCG4147R	कर्ज देणार वय :-32 स्वाक्षरी: 		

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

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रवीण भुईगल वय:35 पत्ता:वैशाली नगर,मुलुंड पश्चिम, मुंबई पिन कोड:400080	 स्वाक्षरी	 
2	नाव:रूपेश मोरे वय:27 पत्ता:वैशाली नगर, मुलुंड पश्चिम, मुंबई पिन कोड:400080	 स्वाक्षरी	 

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	एंटमॉस्फेअर रिअल्टी प्रायव्हेट लिमिटेड तर्फे संचालक श्री नवीन अमरलाल मखिजा तर्फे कबुलीजबाबदारीता कुलमुखत्यार :श्री जितेंद्र भीमराव गायकवाड (इशुअर) प्लॉट नं: ऑफिस क्रमांक 1008, माळा नं: 10 वा मजला, इमारतीचे नाव: कृशल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, मुंबई, रोड नं: जी. एम. रोड, महाराष्ट्र, मुंबई. AADCB1183B




सहाय्यक उपनिबंधक कुलांकुली-४
मुंबई उपनगर जिल्हा

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]

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दस्त क्रमांक :करल4/5456/2023

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एंटमॉस्फेअर रिअल्टी प्रायव्हेट लिमिटेड तर्फे संचालक श्री नवीन अमरलाल मखिजा तर्फे कबुलीजबाबकारीत कुलमुखत्वार श्री जितेंद्र भीमराव गायकवाड (इशुअर) पत्ता:प्लॉट नं: ऑफिस क्रमांक 1008, माळ नं: 10 वा मजला , इमारतीचे नाव: कृशल कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: चेंबूर पश्चिम, मुंबई , रोड नं: जी. एम. रोड, महाराष्ट्र, मुंबई. फॅन नंबर:AADCB1183B	कर्ज घेणार वय :-30 स्वाक्षरी:-		

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

शिकका क्र.3 ची वेळ:21 / 03 / 2023 03 : 52 : 52 PM

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	अंगठ्याचा ठसा
1	नाव:प्रवीण भुईगल वय:35 पत्ता:वैशाली नगर,मुलुंड पश्चिम, मुंबई पिन कोड:400080		
2	नाव:रूपेश मोरे वय:27 पत्ता:वैशाली नगर, मुलुंड पश्चिम, मुंबई पिन कोड:400080		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता निकीता ऋषिकेश :दर्गे(डिबॅचर ट्रस्टी) प्लॉट नं: ऑफिस क्रमांक 604, माळ नं: 6 वा मजला , इमारतीचे नाव: विंडसर, ब्लॉक नं: कलिना, सांताक्रुज पश्चिम, मुंबई , रोड नं: सी. एस. टी. रोड, महाराष्ट्र, MUMBAI. AACCG4147R

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता निकीता ऋषिकेश :दर्गे(डिबॅचर ट्रस्टी) प्लॉट नं: ऑफिस क्रमांक 604, माळ नं: 6 वा मजला , इमारतीचे नाव: विंडसर, ब्लॉक नं: कलिना, सांताक्रुज पश्चिम, मुंबई , रोड नं: सी. एस. टी. रोड, महाराष्ट्र, MUMBAI. AACCG4147R

शिकका क्र.4 ची वेळ:21 / 03 / 2023 03 : 53 : 08 PM

शिकका क्र.5 ची वेळ:21 / 03 / 2023 03 : 53 : 20 PM नोंदणी पुस्तक 1 मध्ये

सह-निबंधक कुली कुर्की-8
मुंबई उपनगर जिल्हा

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]

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करल ४		
५४५६	६५	६५
२-२३		

संलग्नित करपत्रादा येते की या दस्तामध्ये
एकूण ५४५६ (६५) माने आहेत
करल ४/ ५४५६/२०२३
मुक्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक २९.१०.३.२०२३



(Signature)
सुजय घोडजकर

सह. मुख्य निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा



21/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 5456/2023

नोदणी :

Regn:63m

गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सह दुय्यम निबंधक कार्यालय,कुर्ला - 3 यांचे कार्यालयात दिनांक 01/12/2020 रोजीचा नोंदणीकृत 'डिबेंचर ट्रस्ट कम मॉर्गॅज 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 'अर्मेडमेंट अग्रीमेंट टु डिबेंचर ट्रस्ट डीड'(गहाणखत सुधारणा करार)दस्त क्रमांक करल-3/13923/2021(अतिरीक्त कर्जाची रक्कम रु. 0/-,भरलेले मुद्रांक शुल्क रु. 500/-,भरलेली नोंदणी फी रु. 100/-)आणि दिनांक 26/02/2021 रोजीचा 'सप्लिमेंट्री डिबेंचर ट्रस्ट कम मॉर्गॅज डीड'(पुरवणी गहाणखत)(अतिरीक्त कर्जाची रक्कम रु. 0/-,भरलेले मुद्रांक शुल्क रु. 100/-)हया तिन्ही दस्तांच्या अनुषंगाने प्रस्तुत 'थर्ड सप्लिमेंट्री डीड'(तिसरा पुरवणी दस्त)निष्पादीत व नोंदणीकृत करण्यात येत असुन प्रस्तुत दस्ताद्वारे पुढील नमुद सुधारणा करण्यात आलेल्या आहेत -(अ)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील क्लॉज क्र. 1.1 मधील पुढीलप्रमाणे नमुद बाबींच्या व्याख्यांमध्ये सुधारणा/बदल करण्यात आलेल्या आहेत - 'अमाऊंट्स आऊटस्टॅण्डिंग्स','चार्ज्ड प्रॉपर्टीज','भूव्हेबल प्रॉपर्टी','प्रोजेक्ट अकाउंट्स','रिडमंशन','रिडमंशन डेट' आणि 'शेड्युल्ड रिडमंशन डेट'.(ब)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील क्लॉज क्र. 1.1 मध्ये पुढीलप्रमाणे नमुद असलेल्या नवीन व्याख्या अंतर्भूत करण्यात आलेल्या आहेत - 'कट ऑफ डेट','इओडी रिडमंशन डेट','एस्टीमेटेड लाईन आयटम्स','लोअर रिडमंशन अमाऊंट','लोअर रिडमंशन प्रीमियम','लोअर रिडमंशन प्रिंसिपल','सेकंड स्पेसिफाईड रिडमंशन डेट','स्पेसिफाईड डिबेंचर्स','स्पेसिफाईड रिडमंशन डेट','स्पेसिफाईड रिडमंशन अमाऊंट','स्पेसिफाईड रिडमंशन प्रीमियम' आणि 'स्पेसिफाईड रिडमंशन प्रिंसिपल'.(क)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील क्लॉज क्र. 1.2 मधील 'इंटरप्रिटेशन' च्या व्याख्येमध्ये सुधारणा/बदल करण्यात आलेला आहे.(ड)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील पुढीलप्रमाणे नमुद केलेल्या क्लॉजेस मध्ये नमुद 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 पॅरेग्राफ क्र. 5,शेड्युल 5 चा पॅरेग्राफ क्र. 4,शेड्युल 5 चा पॅरेग्राफ क्र. 8,शेड्युल 5 चा पॅरेग्राफ क्र. 9 आणि शेड्युल 5 चा पॅरेग्राफ क्र. 12.1.(इ)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील क्लॉज क्र. 49 चा अनुक्रमांक बदलून 50 करण्यात आलेला असुन मुळ जागी नवीन क्लॉज क्र. 49 अंतर्भूत करण्यात आलेला आहे.(ई)मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील शेड्युल एक्स चे पार्ट - सी बदलून त्याजागी प्रस्तुत दस्तासोबत जोडलेले ऍनेक्शर - 2 अंतर्भूत करण्यात आलेले आहे. तसेच(उ)प्रस्तुत दस्तासोबत जोडलेले ऍनेक्शर - 3 हे मुळ 'डिबेंचर ट्रस्ट कम मॉर्गॅज डीड' मधील शेड्युल एक्सआय म्हणजेच 11 असे समजण्यात यावे आणि इतर संपुर्ण माहिती दस्तात नमुद 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:-ऍटमॉस्फेअर रिअल्टी प्रायव्हेट लिमिटेड तर्फे संचालक श्री नवीन अमरलाल मखिजा तर्फे कबुलीजबाबाकरीता कुलमुखत्यार श्री जितेंद्र भीमराव गायकवाड (इशुअर) वय:-30; पत्ता:-प्लॉट नं: ऑफिस क्रमांक 1008, माळा नं: 10 वा मजला , इमारतीचे नाव: कुशल कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: चेंबूर पश्चिम, मुंबई , रोड नं: जी. एम. रोड, महाराष्ट्र, मुंबई. 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: विंडसर, ब्लॉक नं: कलिना, सांताक्रुज पश्चिम, 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:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

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]



Subodh
सह/दुय्यम निबंधक मुंबई उपनगर जिल्हा