

Receipt (pavil)

384/309  
Thursday January 05 2023  
2:13 PM

पावती

Original/Duplicate  
नोंदणी क्र. 39म  
Regn..39M

पावती क्र.: 316 दिनांक: 05/01/2023

गावाचे नाव, कळवा  
दस्तावेजजाचा अनुक्रमांक, दनन11-309-2023  
दस्तावेजजाचा प्रकार, अभिहस्तांतरणपत्र  
मांडण करगावाचे नाव, एजीपी डीसी इच्छा टू प्रा. लि. तर्फे अधिकृत महीकर्ता मनीष सांमी - -

नोंदणी फी ₹. 30000.00  
दस्तावेजाच्या फी ₹. 26000.00  
पुस्तकी संख्या: 130

एकूण: ₹. 32600.00

आपणाम मूळ रकम अंबनेल प्रिंट, मुंबई:- अंदाजे  
2:33 PM र्हा बँकेस मिळेल.

Joint Sub Registrar, Thane 11  
सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र.११

बाजार मूल्य ₹.156694500/-  
मोडकला ₹.691438145/-  
अंदाजे मुद्रांक शुल्क ₹. 13828800/-

- 1) देवळाचा प्रकार, DHC रकम: ₹.600/-  
सीसी/धनादेशाचे ऑडर क्रमांक: 0501202305671 दिनांक: 05/01/2023  
दस्तावेज जाच व पत्ता
- 2) देवळाचा प्रकार, DHC रकम: ₹.2000/-  
सीसी/धनादेशाचे ऑडर क्रमांक: 0501202305591 दिनांक: 05/01/2023  
दस्तावेज जाच व पत्ता
- 3) देवळाचा प्रकार, eChallan रकम: ₹.30000/-  
सीसी/धनादेशाचे ऑडर क्रमांक: MH012876029202223E दिनांक: 05/01/2023  
दस्तावेज जाच व पत्ता

मुद्रांक शुल्क, माफी प्रमाणाम न्यायधाल -

- 1) On merger, demerger and reconstruction of registered IT/ITES units : क्रमांक मुद्रांक 2015/457: अना.  
न क्र.09 प.क्र.112/म-1 (Merger/Demerger of IT Units) दि.31/10/2015

पक्षकारीची खंडी  
मुळ दस्त परत मिळाली



05/01/2023

सूची क्र.2

दुय्यम निबंधक . सह दु.नि ठाणे 11

दम्न क्रमांक : 309/2023

ने.द.पं.

Regn:63m

## गावाचे नाव : कळवा

(1) विविधता प्रकार	अभिज्ञानांतरांतर
(2) मोबदला	691438145
(3) बाजार भाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	156694500
(4) भू-मापन, पांढरिम्ना व धरुकरुमांक (अमल्याम)	1) पाविकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मखे नं. 238/2(पार्ट), जिल्हा कळवा, तालुका व जिल्हा ठाणे. क्षेत्रफळ - 14270.88 चौ. मी. अधिनिर्णय प्र. क्र. 592/2022 दिनांक 26/12/2022 अन्वये मुद्रांक शुल्क वसूल. ( ( Survey Number : 238/2(PART) : ) )
(5) क्षेत्रफळ	1) 14270.88 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अनेक वेळा.	
(7) दम्नोवज कर्न देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.	1): नाव:-मुकद विमिंदर तर्फे अधिकृत महीकर्ता ग. गम. कुलकर्णी - - वय:-71; पना:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: वजाज भवन, 3 ग मजला, जमनालाल वजाज मार्ग, 226, नगीमन पॉइंट, मुंबई, अर्जाक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAACM5008R
(8) दम्नोवज कर्न देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना	1): नाव:-गरीपी डीमा इन्फ्रा डू प्रा. लि. तर्फे अधिकृत महीकर्ता मनीष सांमी - - वय:-51; पना:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: अनेदस हॉकरुम नं. 30, क्रिमिंद रोड, बेगळूक, अर्जाक नं. - , रोड नं. - , कर्नाटक, बंगलोर. पिन कोड:-560001 पॅन नं:-AA CA0250C
(9) दम्नोवज कर्न दिव्याचा दिनांक	05/01/2023
(10) दम्न तं.दणी केल्याचा दिनांक	05/01/2023
(11) अतुकरुमांक, खड व पुष्ट	309/2023
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	13828800
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेना	

**सह दुय्यम निबंधक वर्ग - २**  
**ठाणे क्र. ११**

मुल्याकनामाठी विचारात घेतलेला वेपणील:-

मुद्रांक शुल्क आकारताना निवदलेला अतुकरुमांक :-

मुल्याकनामी आवश्यकता नाही कारण अधिनिर्णय दम्न कारणाचा वेपणील अधिनिर्णय दम्न

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH012647259202223E	592/2022	13828800	SD		
2		DHC		0501202305671	600	RF	0501202305671D	05/01/2023
3		DHC		0501202305591	2000	RF	0501202305591D	05/01/2023
4		eChallan		MH012876029202223E	30000	RF	0006534044202223	05/01/2023

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

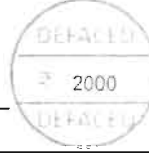


**D H C**  
Document Handling Charges  
Inspector General of Registration, Thane

**Receipt of Document Handling Charges**

PRN	0501202305591	Receipt Date	05/01/2023
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Received from -, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 309 dated 05/01/2023 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



**Payment Details**

Bank Name	IBKL	Payment Date	05/01/2023
Bank CIN	10004152023010505208	REF No.	2808924708
Deface No	0501202305591D	Deface Date	05/01/2023

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



ट.अ.ज. ११	
३०९	२०२३
१	१३०

✓

Handwritten scribble or signature

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**D H C**  
Document Handling Charges  
Inspector General of Registration, T.N.

**Receipt of Document Handling Charges**

PRN	0501202305671	Receipt Date	05/01/2023
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Received from - Mobile number 9999999999, an amount of Rs.600 -, towards Document Handling Charges for the Document to be registered on Document No 309 dated 05/01/2023 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



**Payment Details**

Bank Name	IBKL	Payment Date	05/01/2023
Bank CIN	10004152023010505284	REF No.	2808925688
Deface No	0501202305671D	Deface Date	05/01/2023

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



T. S. O. 11	
309	2023
2	930

CHALLAN  
MTR Form Number-6



GRN	MH012876029202223E	BARCODE			Date	28/12/2022-15:22:28	Form ID	25 2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THANE THANE NO 3 JOINT SUB REGISTRA				
Location				THANE				
Year				2022-2023 - One Time				
Account Head Details				Amount In Rs.				
0030053301 Registration Fee				30000.00				
Total				30,000.00				
Payment Details				IDBI BANK				
Cheque/DD No				FOR USE IN RECEIVING BANK				
Name of Bank				IDBI BANK				
Name of Branch				IDBI BANK				
Department ID				NOTE: This challan is valid for document to be registered at Sub Registrar Office only. Not valid for...				
Signature Not Verified				Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.01.05 18:00:05 IST				
Sr. No.				Defacement No.				
15-394-309				0006584044202223				
Defacement Date				05/01/2023-14:13:49				
Total Defacement Amount				30000.00				

30000.00



300	30000.00
3	930







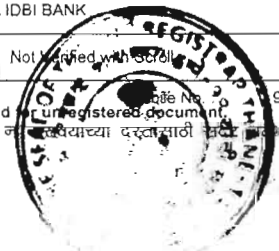
CHALLAN  
MTR Form Number-6



GRN	MH012876029202223E	BARCODE	[Barcode]		Date	28/12/2022-15:22:28	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AATCA0250C			
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA					Full Name AGP DC INFRA TWO PVT LTD			
Location THANE					Flat/Block No. SURVEY NO. 238/2(PART)			
Year 2022-2023 One Time					Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			
0030063301 Registration Fee			30000.00		VILLAGE KALWA			
					Area/Locality			
					Town/City/District			
					PIN			
					4 0 0 6 0 5			
					Remarks (If Any)			
					PAN2=AAACM5008R-SecondPartyName=MUKAND			
					LIMITED-CA=691438145			
					Amount In			
					Thirty Thousand Rupees Only			
Total					30,000.00		Words	
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
					69103332022122818146		2784586824	
Cheque/DD No.					Bank Date		RBI Date	
					28/12/2022-15:24 15		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID: 9819060727  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालान फॉर्मद्वारे नोंदणी कार्यालयात नोंदणी करण्याच्या दस्तासाठी लागू आहे. नोंदणी न झाल्याच्या दस्तासाठी वैधता राहणार नाही.

*Handwritten signatures*



300 2023  
8 980





मुद्रांक जिल्हाधिकारी, टाणे (शहर) यांचे समोर  
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.  
अर्जदार :- मे.एजीपी डीसी इन्फ्रा टू प्रा.लि.

जा.क्र.अभिनिर्णय प्र.क्र. ५०२/२०२२/२०२२  
सह जिल्हा निबंधक धर्म-१ तथा मुद्रांक जिल्हाधिकारी,  
टाणे (शहर) यांचे कार्यालय, खोली क्र.४०६.४ था माळा,  
जिल्हाधिकारी कार्यालय इमारत, आचार, टाणे (प).  
दि. १५/१२/२०२२

**प्रस्तावना -**

१. संलेखाचा प्रकार :- खरेदीखत
२. मोबादला :- एकुण र.रु. ६९,१४,३८,१४५/-
३. संलेख लिहून घेणार :- मे. मुकुंद लिमिटेड
४. संलेख लिहून घेणार :- मे. एजीपी डीसी इन्फ्रा टू प्रा. लि.
५. मिळकतीचे वर्णन :- मध्ये क्र. २३८/२ (पार्ट), क्षेत्र १४,२७०.८८ चौ.मी., मौजे- कळवा, ता.जि. टाणे.

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ पोर्टनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, टाणे (शहर) यांचेकडे दिनांक १५/१२/२०२२ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले खरेदीखताचे प्रारूप व प्रतिज्ञापत्र इत्यादी कागदपत्र सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी चिन्ता केली आहे. अर्जदार यांनी दि. १५/१२/२०२२ रोजी ऑनलाईन अर्ज केला असून, अभिनिर्णय फी रु.१००/- चालन क्र. MH092294986900003E दि. १५/१२/२०२२ रोजी शासनाच्या लाभाल जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत खरेदीखताचे इस्तारिण संलेखावर किती मुद्रांक शुल्क आकारणे याबाबत अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्र सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. खरेदीखताचे प्रारूप.



४/- विषयवर्कित दस्तावेजाला विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणेकरीता येथील करणेत आलेल्या खरेदीखत मधील मिळकत मध्ये क्र. २३८/२ (पार्ट), क्षेत्र १४,२७०.८८ चौ.मी., मौजे- कळवा, ता.जि. टाणे येथील आहे.

THE SEAL OF THE SUB REGISTRAR, THANE-71	
30/12/23	
५	१३०

५/- विषयवर्कित दस्तावेजाला मिळकतीचे महायुक्त नगररचनाकार यांनी बाजू(समुल्य) रक्कम रु. १५,६६,९४,५००/- इतके निश्चित केले असून, दस्तावेज मोबादला रक्कम रु. ६९,१४,३८,१४५/- इतका नमूद केलेला आहे. बाजारमुल्य रकमापेक्षा मोबादला रक्कम रु. ६९,१४,३८,१४५/- हे जास्त असल्याने, यावर अनु - २ (१) अन्वये ५% प्रमाणे रक्कम रु. ३,४५,७९,९०७/- इतके, १% स्थानिक अधिभार रक्कम रु. ६९,१४,३८१/- इतके व १% मेट्रो सेझ रक्कम रु. ६९,१४,३८१/- अग्रे एकुण रक्कम रु. ४,८४,००,६६९/- इतके म्हणजेच रक्कम रु. ४,८४,००,७०० - इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

६/- विषयवर्कित दस्तावेजाला मिळकतीबाबत अतिरिक्त उद्योग संचालनालय यांचे पत्र क्र.इमं/सातं/मातं/२०१५/मु.शु.प्र.प./२८३/AGPDITPL/२०२२/सी-३३३२, दि.१२/०३/२०२२ अन्वये व पत्र क्र.उमं/सातं/मातं/२०१५/मु.शु.प्र.प./२८३/AGPDITPL(गृह्यापत्रक)/२०२२/सी-३३३२, दि.०८/१२/२०२२ उक्त जमूद मिळकतीतील क्षेत्र १४,२७०.८८ चौ.मी. अ प्रयोग क्षेत्र नवीन माहिती तंत्रज्ञान/माहिती तंत्रज्ञान महायुक्त सेवा धुक (Data Centre) म्हणून स्थापन करील आहेत. तसेच मे.एजीपी डीसी इन्फ्रा टू प्रा.लि. या धुकाम उद्योग संचालनालय, मुंबई यांनी दिलेले Letter of Intent Vide No. DT/IT/ITES/LOI-२३/AGP DC Intiva Two Pvt. Ltd./Pvt. IT Park/२०२१/C-३३३२, दिनांक २२/११/२०२१ आणि Amendment Letter of Intent Vide No.DT/IT/ITES/LOI-२३/AGP DC Intiva Amendment/२०२१/C-३३३२ ... दि.०६/१२/२०२२ नुसार नवीन माहिती तंत्रज्ञान/माहिती तंत्रज्ञान महायुक्त सेवा धुक (Data Centre) स्थापन प्रमाणित करण्यात आलेले आहे.

*(Handwritten signatures)*




## अंतिम आदेश

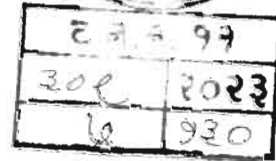
वर नमूद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली न्याक्षरी करणार मुद्रांक जिल्हाधिकारी, टाणे शहर प्रश्नाधिन खरेदीखताचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- २५(b) व १९% स्थानिक अधिभार नुसार रक्कम रु. १,३८,२८,८००/- (अक्षरी रक्कम रु. एक कोटी अड्डतास लाख अड्डायीस हजार आठशे मात्र) इतके मुद्रांक आकारणांचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा अंतर्गत आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आत दप्तावर मुद्रांक शुल्काचा भरण GRAS या प्रणालीद्वारे ऑन-लाइन <https://gras.mahakosh.gov.in/> echallan या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रु. १,३८,२८,८००/- लेखाशिर्ष (HEAD) ००३००५११०१ देव आहे. सदर रक्कम ऑन-लाइन भरल्यानंतर संबंधित प्रक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- टाणे

दिनांक :- / /२०२२

  
(नासधण राजपूत)  
मुद्रांक जिल्हाधिकारी,  
टाणे (शहर)

प्रत:- १. मे.एजीपी डीसी इन्फ्रा टू प्रा.लि.  
२. सह दुय्यम निबंधक टाणे क्र. १ ते १२.












## अंतिम आदेश

घर नसुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रभाषिन खरेदीखताचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- २५(b) व ११/१ स्थानिक आंधभार नुसार रक्कम रु. १,३८,२८,८००/- (अक्षरी रक्कम रु. एक कोटी अर्धतीस लाख अठ्ठावीस हजार आठशे मात्र) इतके मुद्रांक आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा अंतरीम आदेश प्राप्त झाल्यापासून ३० दिवसांच्या आत इस्तेावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन [https://gras.mahakosh.gov.in/ echallan](https://gras.mahakosh.gov.in/) या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रु. १,३८,२८,८००/- लेखाशिर्ष (HEAD) ००३००:११००१ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे

दिनांक :- / / २०२२

  
(नारायण राजपूत)  
मुद्रांक जिल्हाधिकारी,  
ठाणे (शहर)

प्रत:- १. मे.एजीपी डीसी इन्फ्रा टू प्रा.लि.  
२. सह दुय्यम निबंधक ठाणे क्र. १ ते १२.







८.०.१.११	
३०८	२०२३
१०	१३०



सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन  
अहवाल प्रपत्राचा नमुना

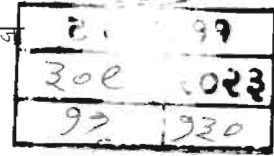
अेडीज प्रकरण क्र. ५९२/२०२०

दिनांक : १५/१२/२०२०

विषय :- मूल्यांकन अहवाल

मौजे- कळवा, ता. जि. ठाणे येथील स.नं. २३८/२(पार्ट) क्षेत्र १४२७०.८८  
चौ.मी.

- १) लिहून देणार :- मे. मुकुंद लिमिटेड (सेल्लर/प्रथम पक्षिय)
- २) लिहून घेणार :- मे. एजीपी डीसी इन्फ्रा टू प्रा. लि. (परचेसर/इतर पक्षिय)
- ३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :- ठाणे मनपा क्षेत्र
- ४) दस्ताचा प्रकार :- डीड ऑफ कन्व्हेयन्स
- ५) दस्त निष्पादित आहे/नाही :- अनिष्पादित  
असल्यास निष्पादनाचा दिनांक :- सन २०२२-२३
- ६) मिळकतीचा प्रकार :- जमिन
- ७) दस्त मिळकतीचे वर्णन :- मौजे- कळवा, ता. जि. ठाणे येथील स.नं.२३८/२  
(पार्ट) क्षेत्र १४२७०.८८ चौ.मी.
- ८) मिळकतीचे क्षेत्रफळ :- १४२७०.८८ चौ.मी.
- ९) मोबदला :- रु. ६९,१४,३८,१४५/-
- १०) सन २०२२-२३ चे बाजारमुल्य दर तक्ता, मुल्यविभाग क्र. १४/५७-१०ई (पान क्र. ०८१),  
खुली जमिन दर रु. १२२००/- प्रति चौ.मी.
- ११) बाजारमुल्य :- बाजारमुल्य हे मार्गदर्शक सूचना क्र. १६क नुसार खालीलप्रमाणे काढण्यात आले.  
= १४२७०.८८ X १२२०० X ०.९०  
= रु. १५,६६,९४,५००/-
- १२) मोबदला = रु. ६९,१४,३८,१४५/- समज  
रु. ६९,१४,३८,५००/-
- १३) मूल्यांकन = मोबदला = रु. ६९,१४,३८,५००/-



(अक्षरी रुपये एकोणसत्तर कोटी चौदा लक्ष अडुतीस हजार पाचशे मात्र)

ठाणे

दिनांक :- १५/१२/२०२२

रचना सहाय्यक  
(प्रभारी)

*(Handwritten signatures)*





CHALLAN  
MTR Form Number-6



GRN	M4012647269202323E	BARCODE			Date	23/12/2022-16 13:48	Form ID	
Department				Payer Details				
Non-Judicial Stamps				TAX ID / TAN (If Any)				
Type of Payment				PAN No. (If Applicable)				
Office Name				Full Name				
Location				Flat/Block No.				
Year				Premises/Building				
Account Head Details				Road/Street				
Amount In Rs.				Area/Locality				
Amount of Tax				Town/City District				
				PIN				
				Remarks (If Any)				
				ADJ NO-5029/22				
				Amount In				
				Words				
Total				FOR USE IN RECEIVING BANK				
Payment Details				Cheque/DD Details				
CENTRAL BANK OF INDIA				Bank City / Ref No				
				Bank Date / Ref Date				
				Bank Branch				
				Branch No. / Date				

**₹ 13828800.00**

Department ID: \_\_\_\_\_ Module No: 474116417  
 NOTE: This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.  
 ध्यान दें: इस चालान केवल उप-रजिस्ट्रार कार्यालय में ही दस्तावेजों के पंजीयन के लिए वैध है। अनपंजीकृत दस्तावेजों के पंजीयन के लिए यह चालान वैध नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used for Defacement
1		30062954120224	26/12/2022 11:25:56	IGR
Total Defacement Amount				



2.9.4 99  
30.12.2023  
92 920

*Handwritten signatures and initials*

## प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनियम प्र.क्र. ५९२/२०२२ करिता एर्जापी डीसी इन्फ्रा टू प्रा.लि., यांनी मुद्रांक रक्कम रु. १,३८,२८,८००/- (अक्षरी रु एक कोटी अडतीस लाख अड्यावीस हजार आठशे मात्र) GRAS प्रणाली अंतर्गत दि. २१/१२/२०२२ रोजी भरली असून, त्यांचा GRN NO. MH०१२६४७२५९२०२२३E आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २१/१२/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे  
दिनांक :-

(नारायण राजपूत)  
मुद्रांक जिल्हाधिकारी,  
ठाणे (शहर)



ट.न.न ११	
३०८	२०२३
१३	१३०



CHALLAN  
MTR Form Number-6



GRN: MH0129472592000008	BARCODE	Date: 03/12/2022 15:45	Form ID
Department: Revenue & General Of Registration		Payer Details	
Type of Payment: Non-Judicial Stamps Duty on doc. Voluntary amount for Adjud. (AR) Rev		TAX ID / TAN (If Any)	
Office Name: T.D. DIST REGISTRAR THANE URBAN		PAN No. (If Applicable)	None
Location: THANE		Full Name	ASR DC INFRA TWO PRIVATE LIMITED
Year: 2022-2023 (See Time)		Flat Block No.	SURVEY No. 118 2 PART
Account Head Details		Amount In Rs.	Premises/Building
13828800.00			
Road/Street		VILLAGE KALWA	
Area/Locality		TALUKA AND DISTRICT THANE	
Town/City District			
PIN		4 0 0 0 0 0	
Remarks (If Any)		ADJ NO: 492/2022	
Amount in		Words	
13828800.00		Eight Hundred Eighty Two Thousand	
Payment Details: CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank/IDB	Ref No
		02810812022	20067204
Bank/IDB No		Bank Date	HB/Date
		20/12/22	15:45
Bank Branch		CENTRAL BANK OF INDIA	
Branch Name		Town No	Date
			20/12/2022 11:25:05



NOTE: This challan is valid for documents to be registered in Sub-Registrar office only. Not valid for unregistered documents.  
 ध्यातव्य: हा चालान केवल दस्तावेजों के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेजों के लिए अमान्य है।

Sr. No.	Remarks	Detachment No	Detachment Date	Detachment Amount
1		JNF-29472592000008	20/12/2022 11:25:05	13828800.00
Total Detachment				13828800.00



*Signature*


*Signature*

च.नं. 99  
30e 2023  
99 930

## प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. ५९२/२०२२ करिता एजीपी डीसी इन्फ्रा टू प्रा.लि., यांनी मुद्रांक रक्कम रु. १,२८,२८,८००/- (अक्षरी रु एक कोटी अडतीस लाख अठ्ठावीस हजार आठशे मात्र) GRAS प्रणाली अंतर्गत दि. २३/१२/२०२२ रोजी भरली असून, त्यांचा GRN NO. MH०१२६४७२५९२०२२२३E आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २६/१२/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे  
दिनांक :-

  
(नारायण राजपूत)  
मुद्रांक जिल्हाधिकारी,  
ठाणे (शहर)



ट.न.न. ११	
३०८	२०२३
१५	१२०

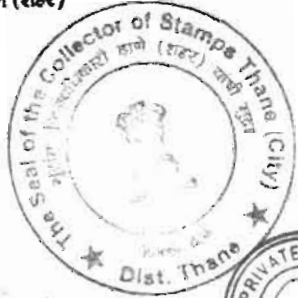


सद्विक्रम निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी कार्यालय ठाणे (शहर)  
 अभिनियम प्रकरण क्र. 592/2022 दिनांक 15/12/2022  
 अभिनियम फी रु. 100 ... बतलन क्र. .... दिनांक 15/12/2022  
 MH012215461202223E

**प्रमाणपत्र**

महाराष्ट्र मुद्रांक अधिनियम कलम ३२ खालील प्रमाणपत्र  
 महाराष्ट्र मुद्रांक अधिनियम कलम ३२ अन्वये प्रमाणित करण्यात येते की  
 सदर दस्तास महाराष्ट्र मुद्रांक अधिनियम परिशिष्ट १ चे अनु. 25(b)  
 अन्वये रु 484,00.669/- च्या रकमेची मूद्रांक शुल्क देव आहे.  
 परंतु महाराष्ट्र शासनाचे मुद्रांक 2015/13/14 अन्वये  
 स.क्र. 09/प्र.क्र. 12/1(1) म-1 दिनांक 06/01/2016  
 अन्वये सदर दस्तास अनु. 25(b) च्या तरांक शुल्क रु. 345,71907/-  
 माफ आहे व अनु. 25(b) च्या तरांक रु. 138,28,800/-  
 मुद्रांक शुल्क बतलन क्रमांक ..... दिनांक 23/12/2022 अन्वये  
 MH012647259202223E  
 से एजीपी डीसी इन्फ्रा डी सी लि  
 ज्याची शासन जमा केले, मनुजुन सदरचा दस्त योग्य मुद्रांकित करून देला आहे.  
 सदरचे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम कलम ११ अन्वये  
 अधिन राहून देण्यात येत आहे.  
 ठाणे : (नारायण राजपूत)  
 दिनांक : मुद्रांक जिल्हाधिकारी ठाणे (शहर)

जा. क्र. 20226  
 दि. 21/12/2022



DEED OF CONVEYANCE

This Deed of Conveyance ("Deed") executed on this 5<sup>th</sup> day of JAN 2023

BY AND BETWEEN

MUKAND LIMITED, a company incorporated under the Companies Act, 1913 (PAN No. AAACM5008R, GST No. 27AAACM5008R1Z5 and CIN 199999MH1937PLC002726) and its registered office is situated at Bani, Bhavan, 5<sup>th</sup> Floor, Jannalal Bajaj Marg, 226, Narim Point, Mumbai - 400 021 and having its factory branch office at Kulkarni, Thane-Belapur Road, Thane - 401 505 (hereinafter called "Seller")



ट.न.न ११  
 30/12/2022  
 9/1/2023



which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors) of the ONE PART;

AND

AGP DC INFRA TWO PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 (PAN No. AATCA0250C and CIN U70109KA2019PTC130430) and having its registered office at Assetz House No. 30, Crescent Road, Bengaluru - 560 001 (hereinafter called as "Purchaser" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER PART.

The Seller and the Purchaser are hereinafter collectively referred to as "the Parties" and individually as "the Party".

WHEREAS:

A. The Seller is seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of land totally admeasuring in aggregate 5,91,670 square meters (equivalent to approximately 146.20 Acres) lying, being and situate at Village Kalwe, Taluka Thane and Registration Sub-District Thane and Registration District Thane, more particularly described in the First Schedule hereunder, written as shown delineated by a red colour boundary line on the plot the details of which are attached as Annexure A ("Larger Land"). The Larger Land is bifurcated as follows:

ट.न.न. ११	
388	2022
96	930

(i) All those pieces and parcels of lands admeasuring in aggregate 1,50,430 square meters (equivalent to approximately 37.17 Acres) lying, being and situate at Village Kalwe, District Thane, within the jurisdiction of Thane Municipal Corporation ("TMC"); and



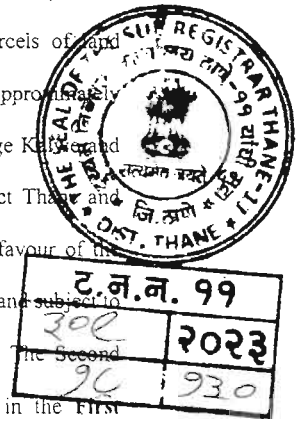
- (ii) All those pieces and parcels of lands admeasuring in aggregate 4,41,240 square meters (equivalent to approximately 109.03 Acres) lying, being and situate at Village Dighe, District Thane, within the jurisdiction of Navi Mumbai Municipal Corporation (“NMMC”).

B. The Larger Land was acquired / purchased by the Seller as under:

- (i) Pursuant to the Sanad dated October 5, 1963 (“**First Sanad**”) issued by GoM, the GoM granted all those pieces and parcels of land admeasuring in aggregate 87 Acres 11 Gunthas and 4 Annas (approximately 3,53,214.97 square meters) lying, being and situate at Village Kalwe and Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane (“**First Sanad Lands**”) in favour of the Seller (therein referred to as ‘the Company’), in the manner and subject to the terms and conditions as more particularly stated therein. The First Sanad Lands are more particularly described **Firstly** in the **First Schedule** hereunder written.



- (ii) Pursuant to the Sanad dated October 21, 1964 (“**Second Sanad**”) issued by the GoM, the GoM granted all those pieces and parcels of land admeasuring in aggregate 13 Acres 3 Gunthas 12 Annas (approximately 52,988.53 square meters) lying, being and situate at Village Kalwe and Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane (“**Second Sanad Lands**”) in favour of the Seller (therein referred to as ‘the Company’), in the manner and subject to the terms and conditions more particularly set out therein. The Second Sanad Lands are more particularly described **Secondly** in the **First Schedule** hereunder written.



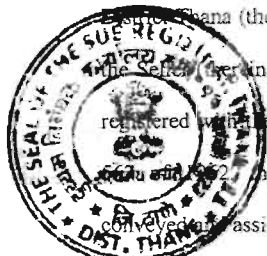
(iii) Pursuant to an Application dated April 25, 1961 made by the Seller, the Collector. Thane vide his Grant Order dated February 2, 1962 and bearing No. RB/LBP/SR/1512 ("Grant Order") *inter-alia* granted permission to the Village Panchayats of Village Kalwe and Village Dighe from Thane Taluka, to sell their respective lands admeasuring 46 Acres and 35 Gunthas (approximately 1,89,696.56 square meters) situated at Village Kalwe and Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane, under section 55 of the Bombay Village Panchayat Act, 1959, in the manner and on the terms and conditions contained therein. The Grant Order *inter-alia* records that the land shall be used by the Seller for 'industrial use' only and shall be held on new impartible tenure, in the manner and on the terms and conditions as more particularly stated therein.

(iv) In pursuance of the Grant Order, by and under an Indenture dated September 8, 1962 ("Indenture for Dighe Gram Panchayat Lands") executed by and between the Gram Panchayat, Airavali, Taluka and

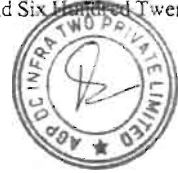
Thane (therein referred to as 'the Vendors') of the One Part and the Seller (herein referred to as 'the Purchasers') of the Other Part and registered with the Sub-Registrar of Assurances at Thane under Sr. No. 300/1962 the Gram Panchayat, Airavali *inter-alia* transferred, conveyed and assigned all those pieces and parcels of lands admeasuring

46 Acres and 35 Gunthas (equivalent to approximately 1,57,321.68 square meters) being and situate at Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane ("Dighe Gram Panchayat Lands") in favour of the Seller, for the consideration of

Rs. 3,000/- (Rupees Three Thousand only) per acre aggregating to a sum of Rs. 1,16,625/- (Rupees One Lac Sixteen Thousand Six Hundred Twenty



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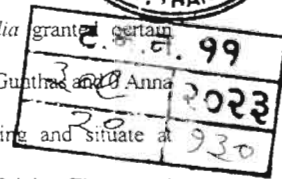


Five only), and in the manner and on the terms and conditions as more particularly set out therein. The Dighe Gram Panchayat Lands are more particularly described **Thirdly** in the **First Schedule** hereunder written. The Dighe Gram Panchayat Lands were granted for 'industrial use'.

(v) In pursuance of the Grant Order, by and under an Indenture dated February 20, 1964 ("**Indenture for Kalwe Gram Panchayat Lands**") executed by and between the Gram Panchayat, Kalwe, Taluka and District Thane (therein referred to as 'the Vendors') of the One Part and the Seller (therein referred to as 'the Purchaser') of the Other Part and registered with the Sub-Registrar of Assurances at Thane under Sr. No. THN-191/1964, the Gram Panchayat, Kalwe *inter-alia* transferred, conveyed and assigned all those pieces and parcels of land admeasuring 8 Acres (i.e. 38,720 square yards equivalent to 32,374.88 sq. mtrs) and bearing Survey No. 238, lying, being and situate at Village Kalwe, Taluka Thane and Registration Sub-District Thane and Registration District Thane ("**Kalwe Gram Panchayat Lands**") in favour of the Seller, for the consideration of Rs. 58,080/- (Rupees Fifty Eight Thousand Eighty only) and in the manner and on the terms and conditions as more particularly set out therein. The Kalwe Gram Panchayat Lands are more particularly described **Fourthly** in the **First Schedule** hereunder written.



(vi) The Collector, Thane vide its Grant Order dated July 2, 1964 bearing No. RB-V-LBP-SR-1512 ("**Collector's Grant**") *inter-alia* granted certain lands to the Seller admeasuring in aggregate 3 Acres 4 Gunthas and 0 Anna (approximately 12,545.26 square meters) lying, being and situate at Village Kalwe and Village Dighe respectively, Taluka Thane and Registration Sub-District Thane and Registration District Thane



("Collector's Grant Lands") for 'industrial use', in the manner and on the terms and conditions as more particularly stated therein. The Collector's Grant Lands are more particularly described **Fifthly** in the **First Schedule** hereunder written.

(vii) By and under an Agreement dated December 3, 1964 bearing No. LNDWS-4624 in Form - HH (form of agreement to be passed by persons intending to become occupants of land included in a development scheme or in other special cases under Rule 43 of the Bombay Land Revenue Code, 1921) ("First HH Agreement") executed by and between the Mamlatdar, Thane of One Part and the Seller of Other Part, the Seller *inter-alia* agreed to occupy the land admeasuring 0 Acres 7 Gunthas (equivalent to approximately 708 square meters) situated at Village Kalwe, Taluka Thane and Registration Sub-District Thane and Registration District Thane (comprising the Collector's Grant Lands and forming part of the Larger Land), on payment of land revenue and in the manner and on the terms and conditions as more particularly stated therein.

(viii) By and under Agreement dated December 3, 1964 bearing No. LNDWS-4624 in Form - HH (form of agreement to be passed by persons intending to become occupants of land included in a development scheme or in other special cases under Rule 43 of the Bombay Land Revenue Code, 1921) ("Second HH Agreement") executed by and between the Mamlatdar, Thane of One Part and the Seller of Other Part, the Seller *inter-alia* agreed to occupy the land admeasuring 2 Acres 37 Gunthas (approximately 1.837.07 square meters) situated at Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane (comprising the Collector's Grant Lands and forming part of the Larger



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Land), for the consideration and in the manner and on the terms and conditions as more particularly stated therein.

(ix) The First Sanad and the Second Sanad are hereinafter collectively referred to as the "Sanads" and the Indenture for Dighe Gram Panchayat Lands, the Indenture for Kalwe Gram Panchayat Lands and the Collector's Grant are hereinafter collectively referred to as the "Grants" and the lands acquired by the Seller under the Sanads and the Grants, more particularly described in the **First Schedule** hereunder written, are collectively the Larger Land.

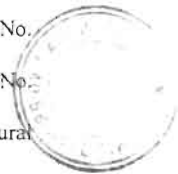
(x) Thus, by virtue of the aforesaid acts and deeds, the Seller is seized and possessed of the Larger Land.

C. The Collector, Thane by his Orders dated (i) November 8, 1962 and bearing No. RB/NAP/SR-2963 ("First N.A. Order") and (ii) April 13, 1963 and bearing No. RB/VI/NAP/SR.158 ("Second N.A. Order") *inter-alia* granted non-agricultural permission for industrial purpose for the land admeasuring approximately 3,53,135.87 square meters and 1,57,320.23 square meters respectively, both forming part of the Larger Land, in the manner and on the terms and conditions as more particularly stated therein. The First N.A Order and the Second N.A. Order are hereinafter collectively referred to as "said N.A. Orders".

D. The Seller was put in possession of the Larger Land on diverse dates as follows and since then, the Seller is in possession of the Larger Land:

Sr. No.	Land	Date of Possession
I.	First Sanad Land	December 22, 1961

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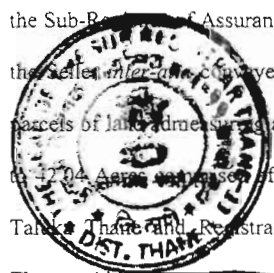
Sr. No.	Land	Date of Possession
2.	Second Sanad Land	October 8, 1964
3.	Dighe Gram Panchayat Land	Prior to/on or about September 8, 1962
4.	Kalwe Gram Panchayat Land	Prior to/on or about February 20, 1964
5.	Collector's Grant Land	January 6, 1965

E. By and under an Order dated October 1, 1983 bearing No. ULC/M-94/SC/IC/GAD/754 ("ULC Exemption Order") issued under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act"), the Competent Authority *inter-alia* exempted certain excess vacant land from and out of the Larger Land, in the manner and subject to the terms and conditions contained therein.



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By and under a Deed of Conveyance dated ~~December~~ <sup>JANUARY</sup> 5, 2023 executed by and between the Seller (therein referred to as 'Seller') of One Part and the Purchaser (therein referred to as 'Purchaser') of the Other Part, and registered with the Sub-Registrar of Assurances at Thane under Serial No. TWN/1/308/2023, the Seller *inter-alia* conveyed, transferred and assigned (i) all those pieces and parcels of land admeasuring approximately 1,70,131.19 square meters equivalent to 1704 Aaras and a portion of several survey numbers situated in Village Dighe, Taluka Thane and Registration Sub-District Thane and Registration District Thane, within the jurisdiction of NMMC and is more particularly described in the Second Schedule Part A and Part B thereunder written and shown surrounded by blue colour boundary line on the plan thereto and hereto annexed and marked as Annexure A in favour of the Purchaser for the consideration of Rs. 726,86,11,213/- (Rupees Seven Hundred Twenty Six Crores Eighty Six Lacs



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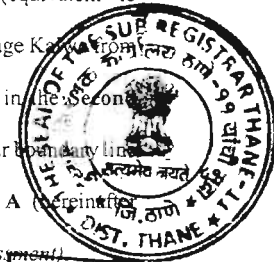




Eleven Thousand Two Hundred Thirteen only) subject to TDS and (ii) a portion of land admeasuring approximately 1,500 square meters (forming part of Survey No. 50 of Village Dighe), being a part of the Larger Land and shown in light brown wash on the Plan hereto annexed as **Annexure A** (hereinafter referred to as "**Covered Land**") (subject to the right of the Government to use the Covered Land as a public road) (collectively, "**Dighe Land**") in favour of the Purchaser and the Seller has granted to the Purchaser a non-exclusive right of way in perpetuity over a portion of land admeasuring approximately 3,813.80 square meters equivalent to approximately 0.94 acres (hereinafter referred to as the "**Right of Way Lands**"), from and out of the Larger Land, which is comprised of several survey numbers situated in Village Dighe and is more particularly described in the Third Schedule - Part B thereunder and hereunder written and shown in pink colour wash on the plan thereof and hereof annexed and marked as **Annexure A** for the consideration of Rs. 6.36.00,00/- (Rupees Six Crores Thirty Six Lacs only) subject to TDS, and in the manner and subject to the terms and conditions contained therein.

G. The Seller is desirous of selling a portion of the Larger Land, being a portion of land admeasuring approximately 14,270.88 square meters (equivalent to approximately 3.53 Acres) bearing Survey No. 238:2(part) of Village Kalwe and out of the Larger Land and is more particularly described in the Second Schedule hereunder written and shown surrounded by orange colour wash on the plan thereof hereto annexed and marked as **Annexure A** (hereinafter referred to as the "**said Land**") (assessed to non-agricultural assessment).

H. The Seller shall retain the balance portion of the Larger Land being (i) the portion admeasuring 4,09,584.63 square meters (approximately 101.21 Acres) (including the Northern Access Road more particularly described in **Third Schedule - Part C** hereunder written) comprising several survey numbers of Village Kalwe and



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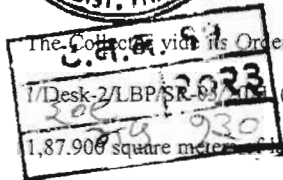


Village Dighe, more particularly described in the **Third Schedule - Part A** and **Third Schedule - Part C** hereunder written and shown surrounded by green colour boundary line on the plan hereto annexed and marked as **Annexure A** (hereinafter referred to as the "**Retained Land**"), together with the structures standing thereon (hereinafter collectively referred to as the "**Retained Property**"), for its own use and (ii) the Right of Way Lands, being a portion admeasuring 3,813.80 square meters (equivalent to approximately 0.94 acres) comprising several survey numbers of Village Dighe, more particularly described in the **Third Schedule - Part B** hereunder written and shown surrounded by pink colour wash on the plan hereto annexed and marked as **Annexure A**.

I. The Seller has assured the Purchaser that the said Land shall have an access through a strip of land, having a minimum of 9 meters wide road, passing through the north of the Retained Land ("**Northern Access Road**") and more particularly described in the **Third Schedule - Part C** hereunder written and shown in grey colour wash on the plan thereof hereto annexed and marked as **Annexure A**.

J. The said Land can also be accessed through a strip of land having width of approximately 25 meters (forming part of the Dighe Land, which connects the northern part of Dighe Land to a public road having width of 12 meters or more and further connecting to Jhane-Belapur Road, the Right of Way Lands and part of Dighe Land, South of the "**Northern Access Road**") and shown in black hatched lines and pink colour wash on the plan hereto annexed and marked as **Annexure A**.

K. The Collector vide its Order dated December 27, 2021 bearing no. Revenue/C-1/Desk-2/LBP/SR-83/2023 ("**Conversion Order**") has permitted conversion of 1,87,900 square meters of land (of which 14,270.88 square meters (equivalent to approximately 3.53 Acres) constitutes a part of the said Land and the balance 18,129.12 square meters (equivalent to approximately 4.47 Acres) forms a part of



the Retained Land) from Occupancy Class II land into freehold land / Class I Occupancy land, in the manner and on the terms and conditions more particularly stated therein. A copy of the Conversion Order is annexed hereto and marked as **Annexure B**.

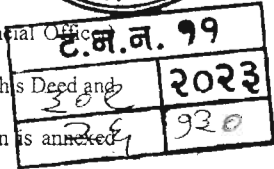
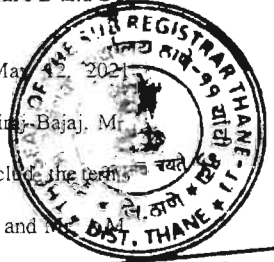
L. By its Certificate dated October 4, 2022 ("Certificate u/s 281"), the Income Tax Officer has *inter-alia* granted its permission under Section 281 of the Income Tax Act, 1961 to sell and transfer the said Land to the Purchaser. A copy of the Certificate u/s 281 is annexed hereto and marked as **Annexure C**.

M. By its Order dated November 29, 2022 bearing No. ULC/TA/ATP/S. 20/Industrial/O.No.733/22 read with Order dated December 22, 2022 bearing No. ULC/TA/ATP/K.20/Audgogik/S.K.37 ("ULC Order"), the Competent Authority under the Urban Land (Ceiling & Regulation) Repeal Act, 1999 ("Repeal Act"), has *inter-alia* granted its permission to sell and transfer the said Land, forming part of the ULC exempted land (exempted pursuant to the ULC Exemption Order), in favour of the Purchaser under the provisions of the Repeal Act, in the manner and on the terms and conditions more particularly stated therein. Copies of the ULC Order are annexed hereto and marked as **Annexure D** and **D1**.

The Seller vide a Resolution passed by its Board on the May 2, 2021 ("Resolution") ratified the circular resolution authorising Mr. Nitin Bajaj, Mr. Rajesh V. Shah and Mr. Suketu V. Shah, Directors to severally conclude the terms of the sale and assignment and any one of the aforesaid Directors and Mr. Kulkarni (Chief Executive Officer), Mr. Umesh Joshi (Chief Financial Officer) and Mr. Mallya (Company Secretary) severally to sign and execute this Deed and all the necessary documents in that behalf. Copy of the Resolution is annexed hereto and marked as **Annexure E**.



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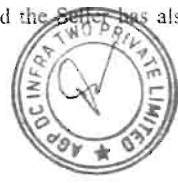


O. The Seller has provided copies of all the title deeds, revenue records, information, documents and clarifications required by the Purchaser to undertake and complete the Title Diligence, Technical Diligence, Power Diligence, Statutory Diligence and Labour Diligence (hereinafter collectively referred to as “**Technical and Other Due Diligences**”) in relation to the said Land. Basis the information, documents and clarifications listed in **Annexure F**, as provided by the Seller, and that there is/are no documents or information in the possession or power of the Seller in relation to the said Land which have remained to be disclosed by the Seller to the Purchaser, as also the representations, warranties, covenants, indemnities and disclosures set out in this Deed, and on the basis of the Technical and Other Due Diligences conducted by the Purchaser, the Purchaser has accepted the title of the Seller as owner of the said Land as Class I / freehold covered under the Conversion Order.

P. Pursuant to discussions and negotiations held between the Seller and the Purchaser, the Seller has agreed to grant, sell, transfer and convey and assure unto the Purchaser and the Purchaser has agreed to purchase and acquire from the Seller (i) the said Land, i.e. a portion of the Larger Land being land admeasuring approximately 14,270.88 square meters (equivalent to approximately 3.53 Acres) (assessed for non-agricultural assessment), comprising several survey numbers situated in Village Kalwe and more particularly described in the **Second Schedule** hereunder written and shown surrounded by orange colour boundary line on the plan hereto annexed and marked as **Annexure A**, with their appurtenances, free from all encumbrances and claims and with a clear and marketable title, and with quiet, vacant and peaceful physical possession thereof, together with the benefit of the approvals for constructing, developing and operating a data centre and/or industrial parks for IT/TES purposes or for any industrial purposes as may be approved by the sanctioning authorities (“**Project**”) and the Seller has also



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agreed to grant to the Purchaser a non-exclusive right of way in perpetuity over a portion of land admeasuring approximately 3,813.80 square meters equivalent to approximately 0.94 acres (hereinafter referred to as the "Right of Way Lands"), from and out of the Larger Land, which is comprised of several survey numbers situated in Village Dighe and is more particularly described in the **Third Schedule - Part B** hereunder written and shown in pink colour wash on the plan thereof hereto annexed and marked as **Annexure A** for a lump-sum consideration of Rs. 60,47,58,829/- (Rupees Sixty Crores Forty Seven Lac Fifty Eight Thousand Eight Hundred Twenty Nine only) ("**Consideration-I**") subject to tax deduction at source ("**TDS**") at applicable rates and full and free non-exclusive right of way in perpetuity over the Northern Access Road i.e. a road having a minimum of 9 meters width passing through the north of the Retained Land, forming part of the Retained Land and which Northern Access Road is more particularly described in the **Third Schedule - Part C** hereunder written and shown in grey colour wash on the plan thereof hereto annexed and marked as **Annexure A** for a consideration of a sum of Rs. 8,66,79,316/- (Rupees Eight Crores Sixty Six Lac Seventy Nine Thousand Three Hundred Sixteen only) subject to TDS ("**Consideration-II**"), payable in the manner and on the terms and conditions as set out in this Deed.



NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS UNDER:



1. The Recitals, Annexures and Schedules herein form an integral part of this Deed.
2. In consideration of the aforesaid premises and in consideration of Rs. 59,87,11,241/- (Rupees Fifty Nine Crores Eighty Seven Lac Eleven Thousand Two Hundred Forty One only) paid by the Purchaser to the Seller simultaneously on the execution of this Deed, which together with the sum of Rs. 60,47,58,829/- (Rupees Sixty Lac Forty Seven Thousand Five Hundred Eighty Eight only) being

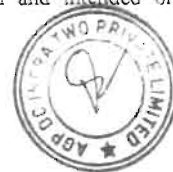
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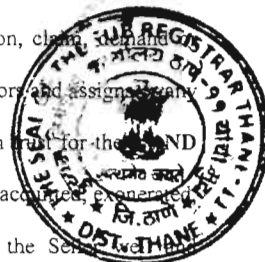
TDS @ 1% (one percent) deducted on entire consideration, in all aggregating to Rs. 60,47,58,829/- (Rupees Sixty Crores Forty Seven Lac Fifty Eight Thousand Eight Hundred Twenty Nine only) being the full Consideration-i payable by the Purchaser to the Seller (the payment and receipt whereof the Seller doth hereby admits and acknowledges and of and from the same and every part thereof hereby acquits, releases and discharges the Purchaser forever), the Seller doth hereby grants, sells, transfers, conveys, assigns, and assures unto the Purchaser, the said Land, being all those pieces and parcels of land admeasuring approximately 14.270,88 square meters (equivalent to approximately 3.53 Acres) (assessed to non-agricultural assessment), from and out of the Larger Land, comprising several survey numbers more particularly described in the **Second Schedule** hereunder written and shown in orange colour boundary line on the plan thereof hereto annexed and marked as **Annexure A**, free from all encumbrances with a clear and marketable title thereto, free from all mortgages and charges and together with the benefit of the approvals, if any, obtained in respect of the Project **TOGETHER WITH** all and singular yards, areas compounds, sewers, ditches, fences trees, drains, ways, paths, passages, common gullies, wells, waters, watercourses, plants, properties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Land or any part thereof belonging on in anywise appertaining to or with the same or any part thereof now or at any time heretofore or usually held used, occupied or enjoyed therewith or reputed or known as part member thereof and to belong or be appurtenant thereto or any part thereof which are in its possession and relating to the said Land **AND** all the estate, right, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Seller in to or upon the said Land or any part thereof **TO HAVE AND TO HOLD** all singular the said Land hereby granted, sold, transferred, conveyed, assigned and assured and intended or



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expressed so to be, with their and every of their rights, members and appurtenances **UNTO AND TO THE** use and benefit of the Purchaser forever **SUBJECT TO** payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal Corporation or to the Collector or any other Public Body or Authority in respect of the said Land from the date of execution of this Deed **AND THAT** notwithstanding any act, deed, matter or thing whatsoever by the Seller or any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary the Seller now has in itself good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure the said Land unto the Purchaser in manner hereinafter provided **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to enter upon, hold, use, occupy, possess and enjoy the said Land hereby granted, sold, transferred, conveyed, assigned and assured or expressed so to be in manner hereinafter provided with all the appurtenances thereto and to receive the rents, issues and profits thereof and of every part thereof to and of the use and benefit of the Purchaser without any suit, or eviction, interruption, claim, demand or disturbance whatsoever from or by the Seller or its successors and assigns or any person or persons claiming by, from, through, under or in trust for the Seller **AND THAT** free and clear and freely and clearly and absolutely accented, exempted, released and forever discharged from or otherwise by the Seller or its successors sufficiently saved, defended, kept harmless and indemnified of, from and against any and all former and other estates, titles, charges, encumbrances, claims and demand whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Seller or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for the Seller **AND FURTHER** that the Seller



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and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Land hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust or any of them the Seller and its successors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser its successors its assigns or its counsel in law for assuring the said Land and every part thereof hereby granted, conveyed, transferred, assured unto and to the use of the Purchaser in manner aforesaid AND the Seller has handed over to the Purchaser true copies of all the title deeds and all documents in respect of the said Land (certified to be true by the Notary Public) AND the Seller hereby covenants with the Purchaser that the Seller shall and will unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons having or lawfully or equitably claiming through under or in trust for the Purchaser its successors or assigns,



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or cause to be produced unto the Purchaser or their Advocates or Solicitors or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the Annexure F hereto (which relate as well to the said Land as well as to the Retained Land and the Right of Way Lands belonging to the Seller and in possession of the Seller) and the possession of which documents is retained by the Seller ("Original Deeds") for the purpose of showing Purchaser's title to the said Land described in the Annexure F hereto or any part thereof and will permit the same to be examined, inspected or given in evidence AND will also at the like request and

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cost of the Purchaser or any such other person or persons as aforesaid having or lawfully or equitably claiming through under or in trust for Purchaser its successors its assigns deliver or cause to be delivered to them such attested or other copies or abstracts of or extracts from the Original Deeds and writings or any of the Purchaser or any person or persons having or lawfully or equitably claiming through under or in trust for Purchaser its successors its assigns as they may require **AND** shall and will in the meantime unless prevented as aforesaid and keep the Original Deeds and writings safe unobliterated and uncanceled **PROVIDED ALWAYS** and it is hereby declared that in case the Seller or its successors or assigns sell the Retained Land and/or the Right of Way Lands in whole or in parts, then the Seller or its successors or assigns shall deliver the Original Deeds and writings to any future purchaser or purchasers or whosoever who will be the owner of the largest land parcels of the Larger Land and such other person or persons for the time being entitled to the custody of the Original Deeds and writings and shall thereupon at its own costs and charges procure such purchaser or purchasers or other person or persons to enter into a covenant with the Purchaser or its successors and assigns (as the case may be) similar in all respects to the covenant hereinbefore contained and in such case and immediately thereupon, this covenant shall be void and become void and be null and void so far as regards to the Original Deeds and writings which the said substituted covenant shall relate.



3. **AND** the Seller doth hereby grants a non-exclusive right of way in perpetuity in favour of the Purchaser its successors and assigns, its tenants, users, vendors, agents, associates, nominees, visitors, suppliers, customers, employees, workmen and authorised personnel ("Authorised Users") in respect of the Right of Way Lands i.e. over a portion of land admeasuring approximately 3,813.80 square meters equivalent to approximately 0.94 Acres, which is comprised of several survey numbers situated in Village Dighe and is more particularly described in the

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**Third Schedule - Part B** hereunder written and shown in pink colour wash on the plan thereof hereto annexed and marked as **Annexure A**, from and out of the Larger Land, to pass and repass and to have free, unfettered, and unhindered ingress and egress over the Right of Way Lands by foot or by any motorable vehicle's, during whatsoever time of day and night and throughout, including the right to construct road, lay underground channels for laying power lines and data cables /communications conduits, water main, storm water under the Right of Way Lands (to be undertaken by the Purchaser at its own cost).

4. **AND FURTHER** in consideration of a sum of Rs. 8,58,12,523/- (Rupees Eight Crores Fifty Eight Lac Twelve Thousand Five Hundred Twenty Three only) paid by the Purchaser to the Seller simultaneously on the execution of this Deed (the payment and receipt whereof the Seller doth hereby admits and acknowledges and of and from the same and every part thereof hereby acquits, release and discharges the Purchaser forever), which together with the sum of Rs. 8,66,793/- (Rupees Eight Lac Sixty Six Thousand Seven Hundred Ninety Three only) being TDS @ 1% (one percent) deducted on entire consideration, in all aggregating to Rs. 8,66,79,316/- (Rupees Eight Crores Sixty Six Lac Seventy Nine Thousand Three



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hundred Sixteen only), the Seller hereby grants in favour of the Purchaser full, free, non-exclusive, right of way in perpetuity over the Northern Access Road, being a strip of land having a minimum 9 meters width, connecting the said Land to the public road, more particularly described in **Third Schedule - Part C** hereunder written and shown in grey wash on the plan being **Annexure A** hereto.

ing part of the Retained Land, to pass and repass and to have free, unfettered, and unhindered ingress and egress over the Northern Access Road to access the said Land by foot or by any motorable vehicle's, including the right to lay/install water pipelines, stormwater and communication conduits (to be undertaken by the Purchaser at its own cost), during whatsoever time of day and night in perpetuity.

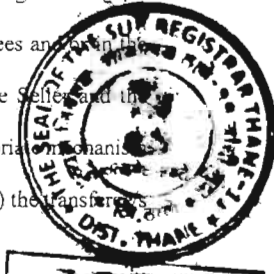
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by the Purchaser and the Authorised Users. The Seller agrees and confirms that the Northern Access Road shall serve as an official access for the Purchaser to the said Land and/or any part thereof and in furtherance of such understanding, the Purchaser shall be fully and freely entitled to treat the Northern Access Road as an official access for all intents and purposes including reflecting the same as an official access in any applications or plans which may be submitted to the relevant authorities for sanction/approval of any development permissions without any reference or recourse to the Seller.

5. Simultaneously on execution of this Deed, the Seiler has delivered quiet, vacant and peaceful possession of the said Land to the Purchaser as an absolute owner thereof and the Purchaser shall hereafter be solely entitled to own, possess, develop, deal with and dispose of the said Land) or any part thereof in any manner it deems fit and undertake the development thereof in the manner they deem fit.

6. **AND THIS DEED FURTHER WITNESSETH THAT** in the event the Seller and the Purchaser shall avail loan facilities and require mortgaging the Retained Land and the said Land, as security to their respective mortgagees and in the case the Seller sells the Retained Land or any part thereof, the Seller and the Purchaser shall co-operate with each other and put in place appropriate mechanisms to (i) secure the lenders of the Seller and the Purchaser, and/or (ii) the transferees of the Seller, in respect of the custody of the Original Deeds.



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7. **Representations, Covenants and Warranties of the Seller**

The Seller represents, declares, covenants, warrants, undertakes and assures the Purchaser that:

(i) The Seller is solely and absolutely entitled to the said Land as the sole owner thereof and has a clear and marketable title to the said Land. The



said Land is free from all encumbrances and the Seller is in quiet, vacant and peaceful possession of the said Land and every part thereof.

- (ii) The Seller has not received any notices for acquisition, requisition, set-back issued by GoM or the municipal corporation or any other local or public body or authority or the Central Government of India nor has received any notice in respect of any easements rights, or any outstanding interest in or claim by any third parties in respect of the said Land.
- (iii) There are no proceedings or actions, filed or threatened, including winding up or tax recovery proceedings against the Seller nor the Seller has given any undertaking to the taxation or other competent authorities, not to deal with or dispose of its right title and interest in the said Land or any part thereof.
- (iv) The said Land or any part thereof is not a forest or part of any forest.
- (v) The said Land or any portion thereof is not included in any intended or published scheme of improvement or development of the TMC and/or NMMC or other public body or authority.

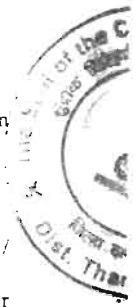
The Seller has not omitted to disclose to the Purchaser any material fact in respect of the said Land.

The Seller confirms that it has paid all dues to its employees / workers / labourers including persons working as contract labourer as per their arrangement with the Seller under any contract and/or in compliance with applicable laws or otherwise and there are no outstanding dues owed to any its employees/workers/labourers.

- (viii) The said Land is permitted for industrial use and as per the incumbent



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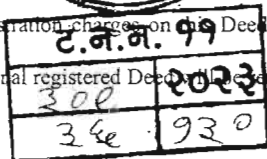
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policies of Government of Maharashtra, 'industry' includes 'IT/IT enables services (ITES)' and the establishment and operation of data centre lies within the scope of IT/ITES. The said Land is permitted for industrial use.

8. The Seller agrees and irrevocably acknowledges that the Purchaser is fully authorized and permitted without requiring any consent or no objection letter/certificate from the Seller as owner of undivided interest in the said Land from the Seller to (i) apply for and obtain requisite approvals from the authorities for development of the said Land by the Purchaser; (ii) assign, mortgage the Purchaser's rights, title and interest in the said Land in favour of the lenders including their successors and assigns as a security for repayment of the debts. The Seller shall however not be liable or responsible for fulfilment of any conditions of the approvals and/or for repayment of the loan/s obtained by the Purchaser and the Purchaser shall keep the Seller duly indemnified in that behalf. The Purchaser shall co-operate with the Seller and shall do and execute all necessary acts, if required by the concerned authority, to be done by the Purchaser, so as to ensure that the process of sub-division as contemplated by the Deed is completed as soon as possible.

Each party will bear and pay their own taxes arising out of this transaction. The Seller and the Purchaser shall respectively bear and pay their respective Advocates fees. The applicable stamp duty and registration charges on this Deed shall be borne and paid by the Purchaser. The original registered Deed shall be retained by the Purchaser.



10. The Parties have executed this Agreement at 11:30AM IST.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed his respective hands and seal the day and year first hereinabove written.



FIRST SCHEDULE

(Description of the Larger Land)

All that pieces and parcel of land admeasuring in aggregate 5,91,670 square meters (equivalent to approximately 146.20 Acres) situated within the village limits of Village Kalwe and Village Dighe, and bearing survey numbers as listed below, within the limits of TMC and NMMC, Taluka and Registration, Sub-District Thane District and Registration District Thane and bounded as follows:

On the North by: Nirmala Sathye Nagar and Thane Kalyan CR line;

On the South by: MIDC Plot B-1 and Ramu Limaje Nagar;

On the East by : Forest Land Parsik Hill; and

On the West by : Ishwar Nagar, Bhola Nagar and Thane Belapur approach Road.

Firstly: The First Sanad Lands

Survey numbers comprising the Larger Land of Village Kalwe as per First Sanad		
Village - Kalwa		
Sr. No	S.H.No	Area in Sq. mtrs
1	239/1	3,650.00
2	239/2	200.00
3	239/3	510.00
4	239/4	1,310.00
5	239/5	1,250.00
6	239/6	1,210.00
7	240/1	150.00
8	240/2	3,010.00

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Survey numbers comprising the Larger Land of Village Kalwe as per First Sanad		
Village - Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
9	240/3	4,910.00
10	240/4	3,160.00
11	240/5	2,050.00
12	240/6	1,190.00
13	241/1	150.00
14	241/2	20.00
15	241/3	540.00
16	244	730.00
17	245/1	860.00
18	245/2	1,390.00
19	245/3	1,370.00
20	245/4	780.00
21	245/5	130.00
22	245/6	1,240.00
23	245/7	740.00
24	245/8	250.00
25	245/9	480.00
26	246	230.00
27	249/1	1,290.00
28	249/2	560.00
29	249/3	1,590.00
30	250	960.00
31	251/2	3,320.00

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Survey numbers comprising the Larger Land of Village Kalwe as per First Sanad		
Village - Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
32	252/1/B	570.00
33	252/2/B	350.00
34	253/1/B	1,900.00
35	253/2/B	1,920.00
36	253/3	1,720.00
37	253/4	2,710.00
38	253/5	3,820.00
39	253/7	150.00
40	254/1	6,900.00
41	254/2	150.00
42	254/3	1,470.00
43	254/4/B	2,070.00
44	254/5/B	3,440.00
45	254/6	230.00
46	254/7	2,480.00
47	271/8/A	2,830.00
48	271/9	3,440.00
Total Kalwa (sq.mtrs)		75,380.00
Total Kalwa (Acres)		18.63

The Seal of the C-Cell  
Vijaya Ramappa

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Survey numbers comprising the Larger Land of Village Dighe as per First Sanad		
Village - Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	25/2	5,970.00
2	26	6,860.00
3	27	1,000.00
4	28/1	1,550.00
5	28/2	4,740.00
6	29	1,900.00
7	30	7,980.00
8	31	4,720.00
9	33	9,420.00
10	34	7,000.00
11	36/2	36,230.00
12	37	6,000.00
13	38/2	2,830.00
14	42/2	350.00
15	43/2	2,000.00
16	47/2	1,670.00
17	48/2	630.00
18	49/2	1,850.00
19	50	1,500.00
20	58/2	2,970.00
21	61/2	4,630.00
22	62/2	6,670.00
23	63	670.00



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Survey numbers comprising the Larger Land of Village Dighe as per First Sanad

Village - Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
24	64	150.00
25	65	9,480.00
26	66	6,500.00
27	68	4,460.00
28	69/1	23,000.00
29	69/2/A	9,640.00
30	70	4,060.00
31	72	1,160.00
32	73	1,420.00
33	74	2,240.00
34	75/2	6,650.00
35	76	2,650.00
36	77	950.00
37	78	430.00
38	79	7,375.00
39	81/2	650.00
40	82/2	8,450.00
41	85/1	3,050.00
42	85/2	1,200.00
43	86	2,720.00
44	87/2	3,670.00
45	88/2	170.00
46	91/2	1,270.00



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Survey numbers comprising the Larger Land of Village Dighe as per First Sanad		
Village - Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
47	92	2,420.00
48	93/2	3,000.00
49	95/2/B	6,230.00
50	267/2	2,330.00
51	268	1,420.00
52	269	2,350.00
53	270	1,400.00
54	271	1,170.00
55	272	920.00
56	274	700.00
57	275/2	2,200.00
58	276	1,520.00
59	277	3,200.00
60	278	850.00
61	279	870.00
62	280	5,950.00
63	281	5,200.00
64	283/2	1,000.00
Total Dighe (sq. mtrs)		2,63,210
Total Dighe (Acres)		65.04
Kalwa + Dighe (sq. mtrs)		3,38,590.00
Kalwa + Dighe (Acres)		83.67



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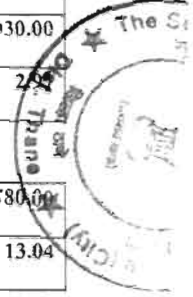


Secondly: The Second Sanad Lands

Village - Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	247	33800.00
2	249/4	2830.00
3	253/8	4120.00
Total Kalwa (sq.mtrs)		40,750.00
Total Kalwa (Acres)		10.07

Village - Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	36/1	12,030.00
Total Dighe (sq.mtrs)		12,030.00
Total Dighe (Acres)		2.82

Total Area (Kalwa+Dighe) in Sq. mtrs	52,780.00
Total Area (Kalwa+Dighe) in Acres	13.04



Thirdly: Dighe Gram Panchayat Lands

Village - Dighe (Gram Panchayat Land)		
Sr. No	S. No/ H.No	Area in sq. mtrs
1	51/3	2,400.00
2	57/3	4,000.00
3	1/2	1,31,000.00
4	80/2	18,100.00



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Village - Dighe (Gram Panchayat Land)		
Sr. No	S. No/ H.No	Area in sq. mtrs
Total Dighe (sq.mtrs)		1,55,500.00
Total Dighe (Acres)		38.42

Fourthly: Kalwe Gram Panchayat Lands

Village - Kalwa (Gram Panchayat Land)		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	238/2	32,400.00
Total Kalwa (sq.mtrs)		32,400.00
Total Kalwa (Acres)		8.01

Fifthly: Collector's Grant Lands

Village - Kalwa (Collector's Grant Land)		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	248	400.00
2	255	300.00
3	436 A(pt.)	1200.00
Total Kalwa (sq.mtrs)		1900.00
Total Kalwa (Acres)		0.47

Seal of the Collector of State (2023)



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<sup>1</sup> Originally Survey No. 260p of Village Dighe was admeasuring 5,766.78 sq. mtrs. Area of Survey No. 260p has now been reduced to 4,500 sq. mtrs. which stands in the name of the Seller. The balance area i.e. 1200 sq. mtrs. is now bearing Survey No. 436A(pt.) of Village Kalwa. The difference of area admeasuring 66.78 square meters is on account of change of measurement in the units as per the Weights and Measurement Act.



Village - Dighe (Collector's Grant Land)		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	32	600.00
2	35	800.00
3	60	200.00
4	67	800.00
5	83	200.00
6	84	400.00
7	260(pt) <sup>2</sup>	4,500.00
8	273	2,200.00
9	332	800.00
Total Dighe (sq.mtrs)		10,500.00
Total Dighe (Acres)		2.59

Total Area (Kalwa+Dighe) in Sq.mtrs	12,400.00
Total Area (Kalwa+Dighe) in Acres	3.06



\*Conversion Table

Area as per 277 exhibits has been converted from Hectare/Are/Prtiare to square meters and Acre/Guntha/Gaj by using the following conversions:

1 Hectare = 10,000 sq.mtrs

1 Are = 100 sq.mtrs

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<sup>2</sup> Originally Survey No. 260p of Village Dighe was admeasuring 5,766.78 sq. mtrs. Area of Survey No. 260p has now been reduced to 4,500 sq. mtrs. which stands in the name of the Seller. The balance area i.e. 1200 sq. mtrs. is now bearing Survey No. 436A(pt.) of Village Kabra. The difference of area admeasuring 66.78 square meters is on account of change of measurement in the units as per the Weights and Measurement Act.



1 Pratiare = 10 sq. mtrs.  
1 Acre = 4046.86 sq.mtrs  
1 Acre = 40 Guntha  
1 Guntha = 16Anaa



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SECOND SCHEDULE

(Description of the said Land)

All that piece and or parcel of land admeasuring in aggregate approximately 14,270.88 square meters (i.e. approximately 3.53 Acres) bearing Survey No. 238/2 (part) of Village Kalwe, within the limits of the TMC, Taluka and Registration, Sub-District Thane District and Registration District Thane and bounded as follows:

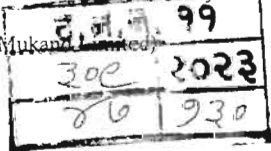
On or towards the North by : Survey No. 238/2(pt.) of Village Kalwe (forming part of the Retained Land owned by Mukand Limited);

On or towards the South by : Survey No. 71/2(pt.) of Village Dighe (forming part of Dighe Land);

On or towards the East by : Survey Nos. 238(pt.) and 436/A(pt.) of Village Kalwe (Known as Government Forest Land Parsik Hill; and

On or towards the West by : Survey No. 238(pt.) of Village Kalwe (forming part of the Retained Land owned by Mukand Limited).

(The above plot includes boundary walls constructed on the north, south and east sides of the plot by Mukand Limited).





Village - Kalwa			
Sr. No	Type of Land	S. No/ H. No	Area in Sq. mtrs
1	Grampanchayat	238/2 (pt.)	14,270.88
Total in Sqmts			14,270.88
Total in Acres			3.53



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THIRD SCHEDULE

(Description of the Retained Land)

Part A : Retained Land

Village- Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	238/2 (pt.)	18,129.12
2	239/1(pt.)	3,650.00
3	239/2	200.00
4	239/3	510.00
5	239/4(pt.)	1,310.00
6	239/5	1,250.00
7	239/6	1,210.00
8	240/1	150.00
9	240/2	3,010.00
10	240/3	4,910.00
11	240/4	3,160.00
12	240/5	2,050.00
13	240/6(pt.)	1,190.00
14	241/1	150.00
15	241/2	20.00
16	241/3	540.00
17	244(pt.)	730.00
18	245/1 (pt.)	860.00
19	245/2	1,390.00
20	245/3	1,370.00

The Seal of the Collector  
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Village- Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
21	245/4	780.00
22	245/5	130.00
23	245/6	1,240.00
24	245/7	740.00
25	245/8	250.00
26	245/9	480.00
27	246(pt.)	230.00
28	247(pt.)	33,800.00
29	248	400.00
30	249/1	1,290.00
	249/2	560.00
	249/3	1,590.00
	249/4	2,830.00
	250	960.00
35	251/2	3,320.00
36	252/1/B(pt.)	570.00
37	252/2/B	350.00
38	253/1/B	1,900.00
39	253/2/B	1,920.00
40	253/3	1,720.00
41	253/4	2,710.00
42	253/5	3,820.00
43	253/7	150.00
44	253/8	4,120.00



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Village- Kalwa		
Sr. No	S. No/ H.No	Area in Sq. mtrs
45	254/1(pt.)	6,900.00
46	254/2	150.00
47	254/3	1,470.00
48	254/4/B	2,070.00
49	254/5/B	3,440.00
50	254/6	230.00
51	254/7	2,480.00
52	255	300.00
53	271/8/A	2,830.00
54	271/9(pt.)	3,440.00
55	436/A(pt)	1,200.00
Total Kalwa (sq.mtrs)		1,36,159.12
Total Kalwa (Acres)		33.65

The Seal of the Collector  
Dist. THANE

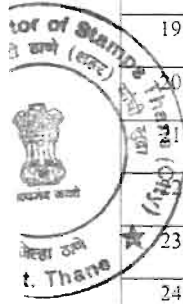
Village- Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
1	25/2	5,970.00
2	26	6,860.00
3	27	1,000.00
4	28/1	1,550.00
5	28/2	4,740.00
6	29	1,900.00
7	30	7,980.00
8	31	4,720.00



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Village- Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
9	32	600.00
10	33	9,420.00
11	34	7,000.00
12	35	800.00
13	36/1	12,030.00
14	36/2	36,230.00
15	37	6,000.00
16	38/2	2,830.00
17	42/2	350.00
18	43/2	2,000.00
19	47/2 (pt.)	1,642.45
20	48/2 (pt.)	11.39
	49/2 (pt.)	1,261.59
	51/3 (pt.)	1,491.11
23	57/3 (pt.)	1,839.33
24	58/2 (pt.)	1,948.42
25	61/2 (pt.)	3,663.20
26	62/2	6,670.00
27	63	670.00
28	64	150.00
29	65	9,480.00
30	66	4,500.00
31	67	800.00
32	68	4,460.00



ट.नं.न. ११	
३०९	२०२३
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Village- Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
33	69/1	23,000.00
34	69/2/A	9,640.00
35	70	4,060.00
36	71/2 (pt.)	25,359.65
37	72	1,160.00
38	73	1,420.00
39	82/2 (pt.)	250.00
40	83	200.00
41	84	400.00
42	85/1	3,050.00
43	85/2	1,200.00
44	86	2,720.00
45	87/2 (pt.)	2,169.45
46	91/2 (pt.)	587.60
47	92 (pt.)	2,405.80
48	93/2 (pt.)	2,260.00
49	93/2 B (pt.)	3,863.80
50	96/2	2,330.00
51	268	1,420.00
52	269	2,350.00
53	270	1,400.00
54	271	1,170.00
55	273	2,200.00
56	274	700.00



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 ५३ ९३०



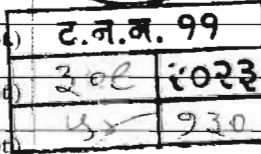
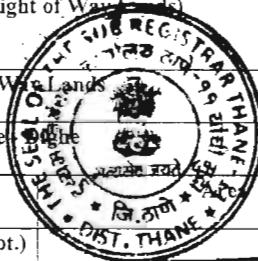
Village- Dighe		
Sr. No	S. No/ H.No	Area in Sq. mtrs
57	275/2 (pt.)	754.80
58	276 (pt.)	1,129.94
59	277 (pt.)	3,169.89
60	278	850.00
61	279 (pt.)	852.57
62	280	5,950.00
63	281	5,200.00
Total Dighe (sq.mtrs)		2,65,795.01
Total Dighe (Acres)		65.68

Kalwa + Dighe in Sqmts	4,01,954.13
Kalwa + Dighe in Acres	99.32

PART B

(Description of Right of Way)

Right of Way Lands		
Village- Dighe		
Sr. No	Survey No	Area in Sq. mtrs
1	82/2 (pt.)	1900.00
2	91/2 (pt.)	312.40
3	95/2/B (pt.)	626.20
4	275/2 (pt.)	315.20



Right of Way Lands		
Village - Dighe		
Sr. No	Survey No	Area
5	283/2 (pt.)	660.00
Total (sq.mtrs)		3813.80
Total (acres)		0.94

Part C

Northern Access Road

Northern Access Road (9m wide)		
Sr. No	S.No	Total Area under 9mt Road (Sq. mtrs)
1	238/2 (pt.)	2831.52
2	239/1 (pt.)	535.95
3	239/4 (pt.)	318.41
4	271/9 (pt.)	837.73
5	240 (pt.)	927.84
6	244 (pt.)	272.24
7	245 (pt.)	617.24
8	246 (pt.)	140.63
9	247 (pt.)	874.10
10	252 (pt.)	207.82
11	254 (pt.)	766.03
12	255	300.00
13	Total (sq.mtrs)	7630.50
14	Total (acres)	1.89





SIGNED AND DELIVERED )

by the within named 'Seller' )

MUKAND LIMITED )

by its authorised representative Mr. A.M. )

Kulkarni, pursuant to the Resolution of the )

Board of Directors of the Seller passed by )

circular on December 12, 2022 (which has )

been noted in the meeting of the Board of )

Directors held on the December 25, 2022) in )

the presence of \_\_\_\_\_ )

*Rajendra Sawant* )

*Satish V. Doshi*  
SIGNED AND DELIVERED )

by the within named 'Purchaser' )

AGP DC Infra Two Private Limited )

by its duly authorised representative Mr. )

Manish Sansi pursuant to a Resolution of the )

Board of Directors of the Purchaser passed on )

December 24, 2022 in the presence of )

\_\_\_\_\_ )

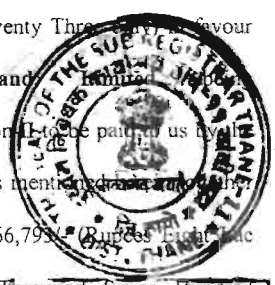
*Manish Kumar Jaiswal*  
(Manish Kumar Jaiswal)

*RAJ KUMAR*  
(RAJ KUMAR)



ट.न.न. ११	
३०८	३०२३
४६६	३३०

RECEIVED the day and year first hereinabove written of and from the within named Purchaser (i) a sum of Rs. 59,87,11,241/- (Rupees Fifty Nine Crores Eighty Seven Lac Eleven Thousand Two Hundred Forty One only) in favour of Mukand Limited being Consideration-I to be paid to us by the Purchaser as mentioned herein together with Rs. 60,47,588/- (Rupees Sixty Lac Forty Seven Thousand Five Hundred Eighty Eight only) being TDS deposited with the Government under the provisions of the Income Tax Act, 1961 aggregating to Rs. 60,47,58,829/- (Rupees Sixty Crores Forty Seven Lac Fifty Eight Thousand Eight Hundred Eighty Nine only) prior to executing this Deed and (ii) a sum of Rs. 8,58,12,523/- (Rupees Eight Crores Fifty Eight Lac Twelve Thousand Five Hundred Twenty Three) in favour of Mukand Limited being Consideration-II to be paid to us by the Purchaser as mentioned herein together with Rs. 8,66,793/- (Rupees Eight Lac Sixty Six Thousand Seven Hundred



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300	2023
46	230



Ninety Three only) being TDS deposited with the Government under the provisions of the Income Tax Act, 1961 aggregating to Rs. 8,66,79,316/- (Rupees Eight Crores Sixty Six Lac Seventy Nine Thousand Three Hundred Sixteen only), prior to executing this Deed.

**FORUMKAND LIMITED**

*[Signature]*  
 Authorised Signatory

Witnesses:

*Rajendra S. ...*  
*Satish P. Doshi*  
*Sankar P. ...*



ट.न.न. ११	
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५८	१३९





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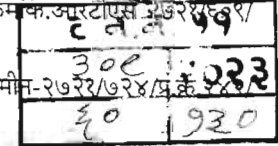
2



## जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

वाचले -

- १) श्री. सुहास शंकर किंजवडेकर, मुख्य अधिकारी, अॅडमिनिस्ट्रेशन, मुकंद लि. कळवा, पत्ता :- कळवे बक्स, ठाणे-बेलापूर रोड, दिघे, ठाणे-४००६०५ यांचा दिनांक ३१/०५/२०१९, दिनांक २७/१०/२०२१ आणि दिनांक २३/१२/२०२१ रोजीचा विनंती अर्ज.
- २) या कार्यालयाचे आदेश No.RB/LBP/SR/१५१२, दिनांक ०२/०२/१९६३.
- ३) महसूल व वन विभाग, महाराष्ट्र शासन यांचेकडील शासन अधिसूचना दिनांक ०८/०३/२०१९.
- ४) तहसीलदार ठाणे यांचेकडील अहवाल क्र.महसूल/क-१/टे-२/जमिनवाव/कावि-९९५/२०१९, दिनांक २७/०८/२०१९.
- ५) सह जिल्हा निबंधक वर्ग-१ (उ.श्रे.) तथा मुद्रांक जिल्हाधिकारी, ठाणे शहर यांचेकडील पत्र जा.क्र.स. जि.नि./ठाणे-(श)/मुल्यांकन/मौ.कळवा व दिघा/ता.जि. ठाणे/१२००२, दिनांक २४/१०/२०१९
- ६) या कार्यालयाचे पत्र क्र/महसूल/क-१/टे-२/११५४०४५४०९४६१३, दिनांक ०५/११/२०१९.
- ७) मुकंद लि. कळवा. पत्ता :- कळवे बक्स, ठाणे-बेलापूर रोड, दिघे, ठाणे - ४००६०५ यांचा दिनांक २६/१२/२०१९ रोजीचा विनंती अर्ज.
- या कार्यालयाचे पत्र क्र/महसूल/क-१/टे-२/कावि-११५५९८०७७६१८०२, दिनांक ०७/०८/२०२०.
- मा.मंत्री (महसूल), महाराष्ट्र राज्य यांचे जा.क्र.मा.मंत्री/महसूल/व्ही.आय.पी/४०४५/२०२१, दिनांक ०८/०४/२०२१ रोजीचे पत्र.
- या कार्यालयाचे पत्र क्र/महसूल/क-१/टे-२/कावि-११५५९८०७७६१८०२, दिनांक ०७/०८/२०२० आणि दिनांक २४/०६/२०२१.
- उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचेकडील अहवाल क्र. टीडी/२/जमिनबाब/कावि-३८४६/२०२१, दिनांक २३/०७/२०२१.
- या कार्यालयाचे पत्र क्र/महसूल/क-१/टे-२/कावि-११५५९८०७७६१८०२, दिनांक ०९/१२/२०२१.
- १३) मा. मंत्री (महसूल), महाराष्ट्र राज्य यांचे न्यायालयातील आदेश क्रमांक.अप्रीटीएस/३७२१/२०१९/प्र.क्र.२०५/ज-४, दिनांक २०/१०/२०२१.
- १४) कक्ष अधिकारी, महसूल व वन विभाग, महाराष्ट्र शासन यांचे क्र.जमीन-२७२२/७२४/प्र.क्र.२०४/ज-४, दिनांक २४/११/२०२१ रोजीचे पत्र.
- १५) या कार्यालयाचे पत्र क्र/महसूल/क-१/टे-२/कावि-११५५९८०७७६१८०२, दिनांक ०९/१२/२०२१.
- १६) तहसीलदार ठाणे यांचेकडील क्र.महसूल/क-१/टे-२/जमीनबाब/कावि-११७८४/२०२१/१६५८, दिनांक २३/१२/२०२१ रोजीचे पत्र व रूपांतरण अधिमूल्याची एकुण र.रु. १३९,८५,०१,०००/- शासन जमा केलेबाबत चलन क्रं. MH०१०५०८७४३२०२१२२M द्वारे र.रु. ९५,००,००,०००/- आणि चलन क्रं. MH०१०५०९३१५२०२१२२M द्वारे र.रु. ४४,८५,०१,०००/- दिनांक २२/१२/२०२१.
- १७) या कार्यालयाची मंजूर टिपणी दिनांक २७/१२/२०२१.



क्र.महसूल/क-१/टे-२/एलबीपी/एसआर-०५/२०२१,  
जिल्हाधिकारी कार्यालय ठाणे,  
दिनांक - २७/१२/२०२१.

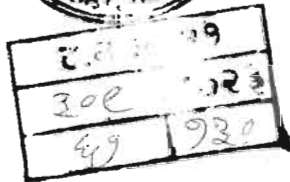
**आदेश -**

ज्याअर्थी उपोद्घातातील अ.क्रं. ०१ नुसार अर्जदार श्री. सुहास शंकर किंजवडेकर, मुख्य अधिकारी, अॅडमिनिस्ट्रेशन, मुकंद लि. कळवा, पत्ता :- कळवे वक्स, ठाणे-बेलापूर रोड, दिघे, ठाणे-४००६०५ यांनी मौजे कळवा, ता.जि. ठाणे येथील स.नं. २३८/२ आणि मौजे दिघा, ता.जि. ठाणे येथील स.नं. ५१/३, ५७/३, ७१/२ आणि ८०/२, एकुण क्षेत्र १८-७९-०० हे.आर. या जमिनीचा महसूल व वन विभागाकडील शासन अधिसूचना दिनांक ०८/०३/२०१९ मधील तरतुदीनुसार धारणाधिकार भोगवटादार वर्ग-२ ऐवजी भोगवटादार वर्ग-१ मध्ये रूपांतरण करणेची परवानगी मिळणेकामी विनंती अर्ज केला आहे.

ज्याअर्थी उपोद्घातातील अ.क्रं. ०२ नुसार इकडील आदेशान्वये ग्रामपंचायतीकडे असलेली मांजे कळवा, ता.जि. ठाणे येथील स.नं. २३८ आणि मौजे दिघा, ता.जि. ठाणे येथील स.नं. ५७पै, ८०पै, ७१पै आणि ५१, एकुण क्षेत्र ३८-३५-० हे.आर ही जागा मे. मुकंद आर्यन अॅण्ड स्टिल वक्स लि., कुर्ला यांना औद्योगिक प्रयोजनासाठी अटी व शर्तीवर कब्जेहक्काने प्रदान करण्यात आलेली आहे.

ज्याअर्थी, उपोद्घातातील अ.क्रं. ०३ अन्वये निवासी, वाणिज्यिक अथवा औद्योगिक प्रयोजनासाठी भोगवटादार वर्ग-२ धारणाधिकार किंवा भाडेपट्ट्याने प्रदान केलेल्या जमिनीचे भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्याकरिता देय रूपांतरण अधिमुल्य निश्चित करण्यात आले आहे. त्यानुसार भोगवटादार वर्ग-२ धारणाधिकार असलेल्या जमिनीच्या प्रचलित वार्षिक दर विवरणपत्रातील वाणिज्यिक अथवा औद्योगिक दराप्रमाणे येणाऱ्या किंमतीच्या ५०% एवढी रक्कम परिगणीत करून सदरचे अधिमुल्य शासनास प्रदान झाल्यानंतर भोगवटादार वर्ग-२ च्या जमिनीचे भोगवटादार वर्ग-१ जमिनीमध्ये रूपांतरण करण्याचे अधिकार संबंधित जिल्हाधिकारी यांना प्रदान करण्यात आलेले आहेत.

ज्याअर्थी उपोद्घातातील अ.क्रं. ०४ नुसार तहसीलदार ठाणे यांनी शासन अधिसूचना दिनांक ०८/०३/२०१९ नुसार सदर जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरीत करणेबाबत अहवाल सादर केला असता, उपोद्घातातील अ.क्रं. ०५ नुसार सह जिल्हा निबंधक वर्ग-१ (उ.श्रे.) तथा मूद्रांक जिल्हाधिकारी, ठाणे शहर यांचेकडून सदर जमिनीचे सन २०१९-२० या वर्षाचे मुल्यांकन परिगणीत करून घेतलेले आहे, त्यानुसार उपोद्घातातील अ.क्रं. ०६ नुसार सदर जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरण करणेसाठी होणारी रूपांतरण अधिमुल्याची एकुण र.रु. १३९,८५,०१,०००/- (अक्षरी एका कोटी अठरा लाख अश्याऐशी लक्ष एक हजार रुपये मात्र) तहसीलदार ठाणे यांचेमार्फत शासन अधिमुल्य निश्चित करणेबाबत तसेच जमिनी जमा करण्यात आलेल्या रकमेबाबत भविष्यामध्ये आक्षेप नियाल्यास त्या रकमेबाबत रूपांतरण अधिमुल्याची रक्कम निश्चित केल्यास येणाऱ्या फरकाची रक्कम भोगवटादार वर्ग-१ मध्ये रूपांतरण करणेबाबत अनुसंग्राही यांस कळविण्यात आलेले आहे.





ज्याअर्थी उपोद्घातील अ.क्र. ०७ नुसार अर्जदार मुकंद लि., कळवा यांनी कंपनी जेव्हा अस्तित्वात आली तेव्हा मंजूर केलेल्या रेखांकनातील १८ मीटरचा रस्ता (परिशिष्ट-अ) मध्ये दाखवला आहे. सदरचा रस्ता दिघा येथील मिळकतीमधील लगतचा स.नं. ८० पर्यंत असणाऱ्या सुमारे ४५ एकर जमिनीचे जे कोणी भोगवटाधारक असतील ते सर्व व कंपनीच्या लगत असलेली एमआयडीसीने पट्टयाने (लीजहोल्ड) कंपनीला दिलेली व सध्या कंपनीच्या ताब्यात असलेली जमीन ज्या कोणाला कंपनी हस्तांतरीत करेल ते सर्व आणि मुकंद कंपनी या तिघांनाही संयुक्तरित्या वापरण्यास ना-हरकत प्रमाणपत्र देणेबाबत विनंती केली होती, त्याअनुषंगाने उपोद्घातील अ.क्र. ०८ अन्वये इकडील पत्रानुसार भोगवटादार वर्ग-२ सत्ता प्रकरणाने धारण केलेल्या अन्य जमिनीमध्ये जाण्यासाठी पोहोच रस्ता उपलब्ध करून देण्याची व असा पोहोच रस्ता नियोजित खरेदीदारास किंवा लगतच्या अन्य भूखंडधारकास किंवा अशा भूखंडधारकांना संयुक्तरित्या वापरण्यास परवानगी देण्याची तरतूद शासन धोरणात दिसून येत नसल्याने कंपनीची विनंती अमान्य करणेत आलेली आहे.

ज्याअर्थी उपोद्घातील अ.क्र. ०९ नुसार मा. श्री. रविंद्र फाटक, विधानपरिषद सदस्य यांनी मुकंद लि, कळवा. या कंपनीच्या जमीन विक्री व्यवहारासंबंधीत व जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रुपांतरीत करणेबाबत स्थगिती देणेत यावी अशी विनंती मा.मंत्री महसूल, महाराष्ट्र राज्य यांचेकडे केली होती. त्याअनुषंगाने, मा. मंत्री, महोदयांनी तपासावे व तक्रारी संदर्भात वस्तुस्थिती अवगत करावी. दरम्यानच्या काळात सदर प्रकरणी 'जैसे थे' परिस्थिती ठेवणेचे निर्देश दिलेले आहेत. उपोद्घातील अ.क्र. १० नुसार तहसीलदार ठाणे यांना उपोद्घातील अ.क्र. ०६ नुसार कळविण्यात आलेल्या पत्रावर वाचकांसाठी स्थगिती देणेत येत असून, पुढील आदेश होईपर्यंत मे.मुकंद लि. कळवा या कंपनीकडून सदरची रक्कम वसूल करणेत येऊ नये, तसेच उपोद्घातील अ.क्र. ०९ मधील निवेदनामधील मुद्द्यांचे अनुषंगाने अभिप्राय सादर करणेबाबत कळविलेले होते.

ज्याअर्थी उपोद्घातील अ.क्र. ११ नुसार उपविभागीय अधिकारी ठाणे, विभागध्यक्ष श्री. मा. श्री. रविंद्र फाटक, विधानपरिषद सदस्य यांचेकडील निवेदन आणि मा. मंत्री महोदयांनी दिलेला निर्देशानुसार वस्तुस्थितीदर्शक सादर केलेला अहवाल, तसेच नवक्रांती शेतकरी कल्याणकारी संस्था कळवा ठाणे यांचेकडील दिनांक २३/०२/२०२१ व दिनांक ३०/०७/२०२१ आणि भारतीय शेतकरी कामगार पक्ष यांचेकडील दिनांक ०३/०८/२०२१ रोजीच्या पत्राच्या अनुषंगाने उपोद्घातील अ.क्र. १२ नुसार शासनास प्रस्ताव सादर करण्यात आलेला आहे.

ज्याअर्थी उपोद्घातील अ.क्र. १३ नुसार अर्जदार मुकंद लि., कळवा यांनी मा. मंत्री (महसूल), महाराष्ट्र राज्य यांचेकडे महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम २५७ च्या तरतुदीनुसार फेरतपासणी अर्ज दाखल केला असता, मा. मंत्री (महसूल) यांनी दिनांक २०/१०/२०२१ रोजी आदेश पत्रित केलेले असून, सदर आदेश शासन पत्र क्रं.आरटीएस-२७२१/६०९/प्र.क्रं.२०५/ज-४, दि. ०८/११/२०२१ अन्वये प्राप्त झालेले आहेत.

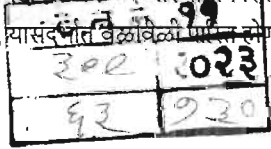
ज्याअर्थी उपोद्घातील अ.क्र. १४ नुसार कक्ष अधिकारी, महसूल व वन विभाग, महाराष्ट्र शासन यांनी उपोद्घातील अ.क्र. १२ अन्वये इकडील पत्राच्या अनुषंगाने मा. मंत्री (महसूल) यांनी दिनांक २०/१०/२०२१ रोजी आदेश पारीत केलेले असून सदरहू आदेश शासन पत्र दिनांक ०८/११/२०२१ अन्वये निर्गमित करण्यात आलेले आहेत, सदर आदेशानुसार आवश्यक ती कार्यवाही करावी असे कळविलेले आहे. तसेच उपोद्घातील अ.क्र. ०१ दिनांक २७/१०/२०२१ रोजीच्या पत्रान्वये अर्जदार मुकंद लि. यांनी देखील विनंती केलेली आहे.

ज्याअर्थी उपोद्घातील अ.क्र. १४ नुसार उपोद्घातील अ.क्र. १० इकडील पत्रानुसार ठेवण्यात आलेली स्थगिती उठवण्यात आलेली असून, सदर जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरित करणेसाठी होणारी रूपांतरण अधिमुल्याची एकूण र.रु. १३९,८५,०१,०००/- (अक्षरी एकशे एकोणचाळीस कोटी पंच्याऐशी लक्ष एक हजार रुपये मात्र) तहसीलदार ठाणे यांचेमार्फत शासन जमा करणेबाबत, तसेच शासन जमा करणेत आलेल्या रकमेबाबत भविष्यामध्ये आक्षेप निघाल्यास शासनास भरावयाची अंतिम रूपांतरण अधिमुल्याची रक्कम निश्चित केल्यास येणाऱ्या फरकाची रक्कम भरण्यास तयार असलेबाबत अनुज्ञाप्राही यांस कळविण्यात आलेले आहे.

ज्याअर्थी उपोद्घातातील अ.क्र. १६ नुसार तहसीलदार ठाणे यांनी उपोद्घातातील अ.क्र. १५ नुसार कळविलेली र.रु. १३९,८५,०१,०००/- (अक्षरी एकशे एकोणचाळीस कोटी पंच्याऐशी लक्ष एक हजार रुपये मात्र) चलन क्र. MH०१०५०८७४३२०२१२२२M द्वारे र.रु. ९५,००,००,०००/- चालन क्र. MH०१०५०९३१५२०२१२२२M द्वारे र.रु. ४४,८५,०१,०००/- दिनांक २२/१२/२०२१ अन्वये रूपांतरण अधिमुल्याची रक्कम अनुज्ञाप्राही यांचेकडून भरणा करून घेतलेबाबत, तसेच उपोद्घातातील अ.क्र. ०१ दिनांक २३/१२/२०२१ रोजीच्या पत्रान्वये अर्जदार मुकंद लि. यांनी शासन जमा करणेत आलेल्या रकमेबाबत भविष्यात आक्षेप निघाल्यास फरकाची रक्कम भरण्यास तयार असलेचे हमीपत्र Indemnity Bond या कार्यालयात सादर केलेले आहे.

त्याअर्थी, मी श्री. राजेश नावकर, जिल्हाधिकारी ठाणे महसूल व वन विभागाकडील अधिसूचना दिनांक ०८/०३/२०१९ अन्वये मला प्रदान केलेल्या अधिकाराचा वापर करून मुकंद लि. कळवा यांस मौजे कळवा, ता.जि. ठाणे येथील स.नं. २३८/२ आणि मौजे दिघा, ता.जि. ठाणे येथील स.नं. ५१/३, ५७/३, ७१/३, ७२/३, ७३/३, ७४/३, ७५/३, ७६/३, ७७/३, ७८/३, ७९/३, ८०/३, एकूण क्षेत्र १८-७९-०० हे.आर. हया औद्योगिक प्रयोजनार्थ कब्जेहक्काने प्रदान केलेल्या शासकीय जमिनीचा धारणाधिकार भोगवटादार वर्ग-०२ ऐवजी भोगवटादार वर्ग-०१ मध्ये रूपांतरण करण्यात येत असल्याने अटी शर्तीस अधीन राहून परवानगी देणेत येत आहे.

अटी व शर्ती  
१) मौजे कळवा, ता.जि. ठाणे येथील स.नं. २३८/२ आणि मौजे दिघा, ता.जि. ठाणे येथील स.नं. ५१/३, ५७/३, ७१/३, ७२/३, ७३/३, ७४/३, ७५/३, ७६/३, ७७/३, ७८/३, ७९/३, ८०/३, एकूण क्षेत्र १८-७९-०० हे.आर. येथील प्रस्तावित जमिनीचे भोगवटादार वर्ग-०२ धारणाधिकार राहून भोगवटादार वर्ग-०१ मध्ये रूपांतरण करण्यात येत असले तरी, यासंदर्भात कळविलेल्या पत्रानुसार शासन निर्णय अर्जदार यांचेवर बंधनकारक राहतील.





- १२) अनुज्ञाग्राही उपरोक्त अटी व शर्तीचे तसेच प्रकरणातील परिस्थिती आणि महाराष्ट्र जमीन महसूल संहिता, १९६६ व त्याखाली केलेले नियम लक्षात ठेवून जिल्हाधिकारी ठरवतील अशा इतर अटी व शर्ती समाविष्ट असलेला व त्या मान्य ठरणारा करारनामा तहसीलदार ठाणे यांचेमार्फत करून घेईल.
- १३) प्रस्तावित जमिनीबाबत भविष्यात लेखापरिक्षणामध्ये रूपांतरण अधिमुल्याबाबत आक्षेप उपस्थित झाल्यास त्यानुसार होणारी फरकाची रक्कम भूखंडधारक / संबंधितांवर शासन जमा करणे बंधनकारक राहिल.
- १४) तसेच सदरचा भूखंड ठाणे महानगरपालिकेच्या विकास आराखडयामध्ये रस्ता रुंदीकरणाने अथवा इतर कोणत्या आरक्षणाने बाधित होत असल्यास, अथवा सदरच्या जमिनीची भविष्यामध्ये शासनाने मागणी केल्यास सदरचा भूखंड विनाअट शासनास परत करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- १५) भविष्यात भोगवटादार वर्ग-०२ च्या संदर्भात शासन जे धोरण निश्चित करेल ते अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- १६) प्रस्तावित जागेबाबत परवानगी घेतांना अर्जदार यांनी सादर केलेले कागदपत्रे खोटे/दिशाभूल करणारे सादर केल्याचे निदर्शनास आल्यास सदरची परवानगी रद्द समजण्यात येईल.

सहो XXXX  
(राजेश ज. नावेंकर)  
जिल्हाधिकारी ठाणे

- प्रत :- श्री. सुहास शंकर किंजवडेकर, मुख्य अधिकारी, अॅडमिनिस्ट्रेशन, मुकंद लि. कळवे, प्रत :- कळवे वर्स, ठाणे-बेलापूर रोड, दिघे, ठाणे - ४००६०५.
- प्रत :- मा. अप्पर मुख्य सचिव, महसूल, मुद्रांक शुल्क व नोंदणी विभाग यांचे कडे माहितीसाठी सादर.
- प्रत :- मा. विभागीय आयुक्त, कोकण विभाग, नवी मुंबई यांचेकडे माहितीसाठी सादर.
- प्रत :- मा. आयुक्त, ठाणे महानगरपालिका, ठाणे यांचे कडे माहितीसाठी सादर.
- प्रत :- उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- प्रत :- तहसीलदार ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- प्रत :- जिल्हा अधिक्षक भूमि अभिलेख, ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- प्रत :- जिल्हा नोंदणी विभाग, ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- प्रत :- जिल्हा नोंदणी विभाग, ठाणे यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

स्थळप्रतीवर मा. जिल्हा नोंदणी विभागाची स्वाक्षरी असे.

ट.व.न. ११	
३०८	२०२३
६५	१३०



(राजेंद्र चव्हाण)  
(तहसीलदार महसूल)  
जिल्हाधिकारी कार्यालय ठाणे

Annexure C - 281 Certificate

Date:-04-10-2022

**CERTIFICATE UNDER SECTION 281(1) PROVISIO (ii)  
OF THE INCOME TAX ACT, 1961**

This is to certify that M/s Mukand Limited [PAN-AAACM5008R] having its corporate office at Bajaj Bhawan, Jamnalal Bajaj Marg, 226, Nariman Point, Mumbai - 400021 is assessed to income tax by the undersigned.

This office has no objection in sale/transfer or otherwise disposal of Land measuring 1,90,983 square meters by M/s Mukand Limited. The details of such sale/transfer are as under:

Nature of transactions	Sale of Land
Name of the Party/Parties with Whom Transaction is Proposed	AGP DC INFRA TWO PVT LTD
Address of the Party/Parties with Whom Transaction is Proposed	Assetz House No. 30, Crescent Road, Bengaluru, Karnataka-560001.
Complete Particulars of the Assets Proposed to be Transferred or for which a Charge is to be Created	Land measuring 1,90,983 square meters situated at Village Kalwe and Village Dighe within limits of Thane Municipal Corporation ("TMC") and Navi Mumbai Municipal corporation("NMMC").

This permission is granted subjected to the following conditions:

- Please note that copy of the documents for agreement of sale/transfer of land, (if applicable) may be forwarded to this office within 15 days from the date of sale/transfer of Land.
- If any, fresh demand is raised and the same is not paid or dealt within the period stipulated in notice u/s 156 of the I.T.Act, this certificate shall be deemed to be withdrawn.
- This Certificate is issued at the written request of the assessee company made vide their application filed on 21-09-2022 and shall be void, if any of the particulars stated therein are found to be not true.
- This Certificate is valid upto six months from the date of issue or till the date of cancellation by this office, whichever is earlier.



(NIKHIL BANSAL)  
Commissioner of Income Tax,  
Circle 3(2)(1), Mumbai

ट.न.न. ९९	
३०९	२०२३
६६	९३०



## जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे

जिल्हाधिकारी कार्यालय इमारत, दुसरा मजला

दुरध्वनी क्र.०२२-२५३४३४९२

ईमेल- ulkthane27@rediffmail.com

जा.क्र.युएलसी/टिए/एटीपी/क.२०/औद्योगिक/जा.क्र.७३३/२२

दि. 22/11/2022

प्रति,

श्री. ए. एम. कुळकर्णी,

अध्यक्ष व संचालक, मुकुंद लि. ठाणे

कळवे वर्क्स, ठाणे बेलापूर रोड, दिघे ठाणे, महाराष्ट्र, इंडिया ४०० ६०५

विषय:- मौजे कळवे-दिघे येथील स.क्र. २३९, २४० व इतर मधील कलम २० च्या औद्योगिक सुटीखालील जमीन हस्तांतरणास (ना शुल्क) परवानगी मिळणेबाबत.

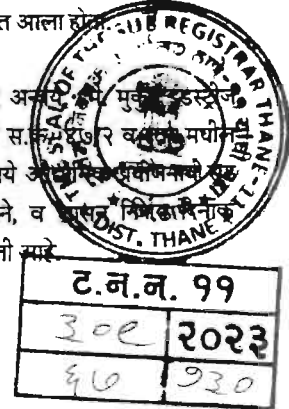
संदर्भ:- १. आपला दिनांक ०४/०८/२०२२ व दिनांक २७/०९/२०२२ रोजीचा अर्ज.

२. शासनाचे नगरविकास विभागाकडील पत्र क्र. नाजक-२०२२/प्र.क्र.१५८/नाजकघा दिनांक २४/११/२०२२.

उपरोक्त विषयांकोत प्रकरणी आपण या कार्यालयाकडे दि. ०४/०८/२०२२ रोजीचा अर्जावये "मे. मुकुंद इंडस्ट्रीज लि. यांचे मौजे कळवा ता.जि. ठाणे येथील सव्हे क्र. २३९/१ व इतर क्षेत्र ०.०७.८ हे.अर.चौ.मी. व मौजे दिघा ता.जि. ठाणे येथील स.क्र.४७/२ व इतर क्षेत्र १९.४६.६० चौ.मी. जमीन "एजीपी इन्फ्रा टु प्रायव्हेट लि." या कंपनीस औद्योगिक प्रयोजनासाठी हस्तांतरणास विनाशुल्क परवानगी मिळणेबाबत विनंती केली होती. त्या अनुषंगाने या कार्यालयाकडील पत्र क्र.युएलसी/टिए/एटीपी/क.२०/औद्योगिक/जा.क्र.६०४/२२ दिनांक ०६/०९/२०२२ अन्वये शा.नि. दि. २३/०६/२०२१ मधील तरतूदीनुसार सदर जमिनीचे केवळ औद्योगिक प्रयोजनासाठी हस्तांतरण करणेस हरकत नसल्याचे कळविले होते. तदनंतर या कार्यालयाकडील क्र.युएलसी/टिए/एटीपी/क.२०/औद्योगिक/जा.क्र.६७८/२२ दिनांक २८/०९/२०२२ रोजीचे पत्रान्वये दिनांक ०६/०९/२०२२ रोजीचे ना-हरकत पत्र रद्द करण्यात आले होते. त्या अनुषंगाने उपरोक्त संदर्भ क्र.१ अन्वये आपण दिनांक २७/०९/२०२२ रोजी शासनाकडे अर्ज केला होता. त्याबाबत या कार्यालयाकडील दिनांक २४/१०/२०२२ रोजीचे पत्रान्वये शासनास वस्तुस्थितीदर्शक अहवाल सादर करण्यात आला होता.

शासनाचे नगरविकास विभागाकडील संदर्भिय पत्र दिनांक २४/११/२०२२ अन्वये मुकुंद इंडस्ट्रीज लि. यांचे मौजे कळवा येथील सव्हे क्र. २३९/१ व इतर तसेच मौजे दिघा येथील स.क्र.४७/२ व इतर मधील मिळकतीस दिनांक ०९/१०/१९८३ च्या आदेशानुसार नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनास देण्यात आलेल्या जमिनीचे हस्तांतरण औद्योगिक प्रयोजनार्थ होणार असल्याने, व शासन दिनांक १०/०४/१९९७ मधील तरतूदीनुसार विना शुल्क हस्तांतरणास मान्यता देण्यात आली आहे.

C/padalkar sir/Mukund co Katwa



३६	७३
२०२३	२०२३
२	१९



२०/१२/२३

(निवासी उपनिवेशिका व समन्वय अधिकारी)  
 निवेशिका व सक्षम प्राधिकारी  
 ठाणे नागरी संकुलन, ठाणे यांचे कार्यालय

सब प्रतीक मा. निवेशिका व सक्षम प्राधिकारी यांची खासगी असे.

तथापि, सदर मिळकतीस नाजकथाच्या तर्जुदी लागू असल्याने इतर हक्कामध्ये 'नाजकथा कलम २० अन्वये औद्योगिक प्रयोजनांमध्ये सूट व हस्तांतरण बंदी' अशा नोंदी कायम राहतील.

सब, शासनाचे उपरोक्त दिनांक २४/११/२०२२ रोजीचे पत्रानुसार 'म. मुकुंद इंटरिज लि. यांचे मूळ कळवा येथील सर्व्हे क्र. २३१/१ व मूळ दिवा येथील स.क्र. ४७/२ व इतर मधील शासनाचे उद्योग संचालनालयाकडील आदेश क्र.युएलसी/एम-१४/एससी/आयसी/जीएडी ७५४ दिनांक ०१/१०/१९८३ दिनांक ०१/१०/१९८३ च्या आदेशानुसार नाजकथा कलम २० अन्वये औद्योगिक प्रयोजनांमध्ये सूट देण्यात आलेल्या निर्णयाचे हस्तांतरण केवळ औद्योगिक प्रयोजनांमध्ये करण्यास या कायद्याची हरकत नाही.



# ANNEXURE D1 - ULC CLARIFICATION ORDER

## जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे

जिल्हाधिकारी कार्यालय इमारत, दुसरा मजला

दुरध्वनी क्र.०२२-२५३४३४९२

ईमेल- ulcthan27@rediffmail.com

जा.क्र.युएलसी/ टिए/एटीपी/क.२०/औद्योगिक/जा.क्र.७७७/२०२२

दि.२२/१२/२०२२

प्रति,

श्री. ए. एम. कुळकर्णी,

अध्यक्ष व संचालक, मुकुंद लि. ठाणे

कळवे वार्ड, ठाणे बेलापूर रोड, दिघे ठाणे, महाराष्ट्र, इंडिया ४०० ६०५

विषय:- मौजे कळवे-दिघे येथील स.क्र. २३९, २४० व इतर मधील कलम २० च्या औद्योगिक सुटीखालील जमीन हस्तांतरणास (ना शुल्क) परवानगी मिळणेबाबत.

संदर्भ:- १. आपला दि. ४/०८/२०२२ व दि. २७/०९/२०२२ रोजीचा अर्ज.

२. शासनाचे नगरविकास विभागाकडील पत्र क्र. नाजक-२०२२/

प्र.क्र.१५८/ नाजकधा दिनांक २४/११/२०२२.

३. या कार्यालयाचे पत्र पत्र जा.क्र.युएलसी/टिए/एटीपी/ क.२०/औद्योगिक/ जा.क्र.७३३/२२ दि.२९/११/२०२२.

४. श्री. विशाल राजपुत, मुख्य अधिकारी, अॅडमिनिस्ट्रेशन मुकुंद लिमी.

कळवा यांचा दिनांक ०५/१२/२०२२ रोजीचा अर्ज.

उपरोक्त विषयांकीत प्रकरणी आपण "मे. मुकुंद इंडस्ट्रीज लि. यांचे मौजे कळवा ता.जि. ठाणे येथील सर्व्हे क्र. २३८/२ क्षेत्र १४२७०.८८ चौ.मी. व इतर व मौजे दिघा ता.जि. ठाणे येथील स.क्र. ४७/२ व इतर असे एकूण क्षेत्र १९४६६०.०० चौ.मी. जमीन "एजीपी इन्फ्रा टु प्रायव्हेट लि." या कंपनीस औद्योगिक प्रयोजनासाठी हस्तांतरणास विनाशुल्क परवानगी मिळणेबाबत विनंती केली आहे.

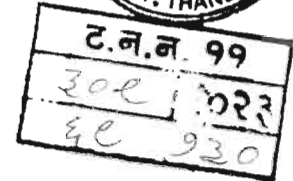
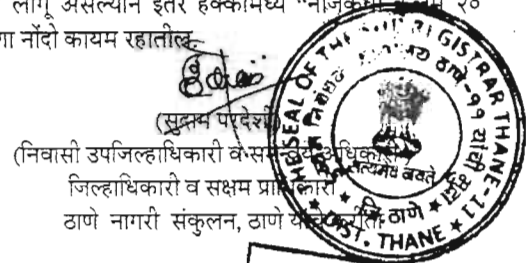
शासनाचे नगरविकास विभागाकडील संदर्भिय पत्र दिनांक २४/११/२०२२ अन्वये, "मे. मुकुंद इंडस्ट्रीज लि. यांचे मौजे कळवा येथील मिळकतीस दिनांक ०१/१०/१९८३ च्या आदेशानुसार नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सूट देण्यात आलेल्या जमिनीचे हस्तांतरण औद्योगिक प्रयोजनार्थ होणार असल्याने, शासन निर्णय दिनांक १०/०४/१९९७ मधील तरतूदीनुसार विना शुल्क हस्तांतरणास मान्यता देण्यात आली आहे.

सबब, शासनाचे उपरोक्त दिनांक २४/११/२०२२ रोजीचे पत्रानुसार "मे. मुकुंद इंडस्ट्रीज लि. यांचे मौजे कळवा येथील सर्व्हे क्र. २३८/२ क्षेत्र १४२७०.८८ चौ.मी. व मौजे दिघा येथील स.क्र. ४७/२ व इतर मधील शासनाचे उद्योग संचालनालयाकडील आदेश क्र.युएलसी/एम-९४/एससी/आयसी/ जीएडी ७५४ दिनांक ०१/१०/१९८३ च्या आदेशानुसार नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सूट देण्यात आलेल्या जमिनीचे हस्तांतरण केवळ औद्योगिक प्रयोजनार्थ करण्यास या कार्यालयाची हरकत नाही.

तथापि, सदर मिळकतीस नाजकधाच्या तरतूदी लागू असल्याने इतर हक्कामध्ये "नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सूट व हस्तांतरण बंदी" अशा नोंदी कायम रहातील.

स्थळ प्रतंत्र ना. जिल्हाधिकारी व सक्षम प्राधिकारी यांचे स्वाक्षरी असे.

C/padeikar sir/Mukund co Kalwa



THE BUREAU OF THE LAND OFFICE

## Annexure E - Resolution

### Mukand Ltd.

Regd. Office : Bajaj Bhawan, 3rd Floor  
Jomnolal Bajaj Marg  
226 Nariman Point, Mumbai, India 400 071  
Tel : 91 22 6121 6666 Fax : 91 22 2202 1174  
www.mukand.com

Kalwe Works : Thane-Belapur Road  
Post office Kalwe, Thane, Maharashtra  
India 400 605  
Tel : 91 22 2172 7500 / 7700 Fax : 91 22 2534 8179  
CIN : L99999MH19937PLC002726

Certified true copy of Resolution passed by Board of Directors on Wednesday, 12<sup>th</sup> May, 2021 through circular resolution

Re.: Approval for sale of land at Kalwe & Dighe

"RESOLVED THAT in supersession of all previous resolutions, Shri Niraj Bajaj, Chairman & Managing Director, Shri Rajesh V. Shah, Co-Chairman & Managing Director and Shri Suketu V. Shah, Joint Managing Director of the Company ('Authorised Directors') be and are hereby SEVERALLY authorised to negotiate and finalise the sale/assignment of the freehold land admeasuring in aggregate 47 acres situated at Village Kalwe and Village Dighe, District Thane, comprising both non-agricultural land and agricultural land ('Freehold Land') and finalise the terms and conditions thereof, including consideration, the mode and manner of payment thereof and other terms and conditions relating thereto.

RESOLVED FURTHER THAT any one of the Authorised Directors and Shri A. M. Kulkarni, Chief Executive Officer, Steel Plant, Thane, Shri Umesh V. Joshi, Chief Financial Officer and Shri K. J. Mallya, Company Secretary of the Company be and are hereby further authorized severally to sign and execute such memorandum of understanding, letter of intent, agreement for sale, instruments, contracts, transfer deeds, conveyances or any other instrument as also to appear before the Sub-Registrar of Assurances, Thane or any other Registering Authority competent in that behalf to admit execution of such deeds, documents and writings for the purpose of registration of the sale and transfer of aforesaid Freehold Land on behalf of the Company that may be considered necessary, usual or proper and to do such other acts, deeds and things as may be necessary in this regard.

RESOLVED FURTHER THAT where such agreement, deed, conveyance or any other instrument requires to be executed under the Common Seal of the Company, the same be affixed thereto in the presence any one of the Authorised Directors and Shri Umesh V. Joshi, Chief Financial Officer, Shri A. M. Kulkarni, Chief Executive Officer, Steel Plant, Thane and Shri K. J. Mallya, Company Secretary of the Company, who do sign the same in token thereof.

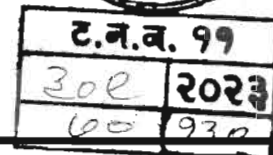
RESOLVED FURTHER THAT a certified copy of this resolution be handed over to the any prospective purchaser for the aforesaid Freehold Land at Kalwe and Dighe for their information and record."

Place: Mumbai  
Date: 1<sup>st</sup> March 2022

-Certified True-  
For Mukand Limited

JAYAVANTH  
KALLIANPU  
R MALLYA

K J Mallya  
Company Secretary  
(kjmallya@mukand.com)





Annexure F

List of Original Deeds and writings in relation to the said Land and the Retained

Land

1. First N.A. Order bearing no. RB/NAP/SR-2963;
2. Second N.A. Order bearing No. RB/VI/NAP/SR-158;
3. Resolution dated July 8, 1962 passed by Airavali Group Gram Panchayat;
4. Resolution dated August 5, 1962 passed by Airavali Group Gram Panchayat;
5. Resolution No. 3 passed by Gram Panchayat at Kalwe in its meeting held on August 31, 1963;
6. Resolution No. 8 passed by Gram Panchayat at Kalwe in its meeting held on February 18, 1964;
7. Grant Order dated February 2, 1962;
8. Order dated June 15, 1964 bearing No. RB/IV/NAP/1335 from the Collector of Thane granting permission to mortgage the lands;
9. Order dated April 10, 1964 No. RB/V/LBP/ SR-1512 No. RB/V/LBP/ SR-1512 bearing from the Collector of Thane granting permission to mortgage the lands;
10. Letter dated March 25, 1964 bearing No. LTH.1559/42051-H from the Under Secretary to Government of Maharashtra Revenue Department, Sachivalaya, Bombay 32;
11. Letter dated October 19, 1964 bearing No. LTH.3164-H from the Under Secretary to Government of Maharashtra Revenue Department, Sachivalaya, Bombay 32;



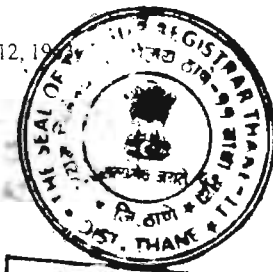
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12. Certified copy of Resolution dated June 9, 1950 bearing No. S.251 of Local Self Government and Public Health Department, Government of Bombay vesting grazing land in Village Panchayats;
13. Certified copy of Resolution of March 20, 1956 bearing No.VPS-2455 of Local Self Government and Public Health Department, Government of Bombay, vesting of Government properties in Village Panchayats;
14. First Sanad dated June 29, 1961;
15. Second Sanad dated August 14, 1964;
16. Indenture for Dighe Gram Panchayat Lands dated September 8, 1962;
17. First HH Agreement dated December 3, 1964;
18. Second HH Agreement dated December 3, 1964;
19. Indenture for Kalwe Gram Panchayat Lands dated February 20, 1964;
20. 58 Deeds of Assignments executed by:
  - (a) Hira Gena Pawar dated June 4, 1963;
  - (b) Sunderbai Mahadu Bhoir dated June 4, 1963;
  - (c) Mahadu Chaya Bhoir dated June 4, 1963;
  - (d) Padamiya Hassan Kiya Chewoolkar dated June 4, 1963;
  - (e) Subbalakshmi Ganpat Salvi dated June 4, 1963;
  - (f) Mahayantaji Acharya dated June 4, 1963;
  - (g) Narayana Salvi dated June 4, 1963;



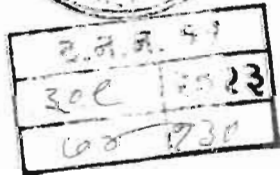
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- (h) Gopal Hashya Mahatre dated June 19, 1963;
- (i) Ganpat Balaji Salvi dated June 19, 1963;
- (j) Savitri Vasanttrao Aryamane dated June 19, 1963;
- (k) Balibai Maya Salvi dated June 19, 1963;
- (l) Natfu Janu Bhoir dated June 19, 1963;
- (m) Ganpat Divdya Thakur dated July 1, 1963;
- (n) Ramchandra Divdya Thakur dated July 1, 1963;
- (o) Earnest Francis Hendricks dated July 1, 1963;
- (p) Ambichindya Sakpal dated July 1, 1963;
- (q) Havlubai D/o Hashya Kamlya dated July 1, 1963;
- (r) Jivoobai Mhadu Salvi dated July 1, 1963;
- (s) Baijabai Laxman Mahatre dated July 5, 1963;
- (t) Jomibai Raoji Mahatre dated July 5, 1963;
- (u) Shankar Govind Gaikar dated July 5, 1963;
- (v) Fakir Mohamed Issamvddin Chewlkar dated July 12, 1963;
- (w) Sowar Ramji Waithi dated July 12, 1963;
- (x) Abdul Latif Ibrahim dated July 12, 1963;
- (y) Sonabai Sukrya dated July 12, 1963;



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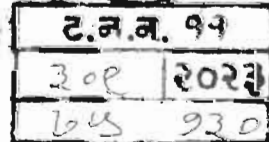
- (z) Baijabai Govind Nakhwa dated July 12, 1963;
- (aa) Chandrakant Shamrao Aryamane dated July 12, 1963;
- (bb) Kallu Bama Mahatre dated July 12, 1963;
- (cc) Rama Gatu Koli dated July 16, 1963;
- (dd) Ganibai w/o Chindu Hindor Kinni dated July 16, 1963;
- (ee) Shinwar Chaya Koli dated July 19, 1963;
- (ff) Hari Babu Thakur dated July 26, 1963;
- (gg) Ganpat Waman Raote dated July 26, 1963;
- (hh) Narottam Das Keshvlal Shah dated July 29, 1963;
- (ii) Mahadev Barkya Shilkar dated August 10, 1963;
- (jj) Pandu Chaya Koli dated August 10, 1963;
- (kk) Shankar Krishna Shilkar dated August 10, 1963;
- (ll) Raghunath Nandoo Gauri dated August 10, 1963;
- (mm) Bamibai Kashnath Mahatre dated August 10, 1963;
- (nn) Namubai Kana Bakkys & Others dated August 10, 1963;
- (oo) ~~Prasad Bha~~ Prasad Bha Prasad Desai dated June 19, 1963;
- Prasad Bha Prasad Desai dated November 11, 1963;
- Uma Rakhoo Kharkar & Others dated November 11, 1963;





- (rr) Nathu Chahu Shiikar dated November 11, 1963;
- (ss) Ramchandra Budhaji Kharkar dated November 11, 1963;
- (tt) Rakhmabai Kalya Ganya Gaiker dated November 11, 1963;
- (uu) Anthony Henriques dated December 23, 1963;
- (vv) Shivram Jaganaath Nakhwa and others dated December 23, 1963;
- (ww) Dattatray Rajaram Kamik and Others dated December 23, 1963;
- (xx) Kamloobai Tukaram Kharker dated February 21, 1964;
- (yy) Waman Dharma Sutar and others dated March 3, 1965;
- (zz) Devichand Chunilal dated April 15, 1965;
- (aaa) Chandrakant Shyam Rao Aryamane dated June 9, 1967;
- (bbb) Laxman Banya Patil dated June 9, 1967 [THN/566/1967];
- (ccc) Laxman Banya Patil dated June 9, 1967 [THN/570/1967]
- (ddd) Hashya Joma Mahatre and others dated December 22, 1970;
- (eee) Hiraji Govind Bhoir dated December 23, 1970; and
- (fff) Banubai Barkya Gaikar dated January 24, 1974.

21. Original Permission dated December 22, 1978 bearing No. ULC TAVF 3/570/785 issued by Competent Authority, Thane Urban Agglomeration and District Peripheral area of Greater Bombay;



22. Original Permission dated March 28, 1980 No. ULC/TA/F.3/SR-1375 issued by Competent Authority, Thane Urban Agglomeration and 8 kms Peripheral area of Greater Bombay;
23. Original Permission dated June 23, 1981 No. ULC/TA/GB/ F.3/SR-1829 issued by Competent Authority, Thane Urban Agglomeration and 8 kms Peripheral area of Greater Bombay;
24. Original Permission dated September 21, 1982 bearing No. ULC/TA/GB/ F.3/SR-1879 issued by Competent Authority, Thane Urban Agglomeration and 8 kms Peripheral area of Greater Bombay;
25. Permission dated September 17, 1985 bearing No. ULC/TA/GB/F-3/SR-1958 granted by the Deputy Collector & Competent Authority, Thane Urban Agglomeration under Section 27 of ULC Act.
26. Mukand's Application dated March 24, 1988 bearing No. ADM:ULC:VI/85/KW/3434 addressed to the Deputy Collector & Competent Authority, Thane Urban Agglomeration seeking permission under Section 27 of ULC Act.
27. Letter dated April 5, 1988 bearing No. ULC/TA/WS/SR/1958 addressed by the Deputy Collector & Competent Authority, Thane Urban Agglomeration to the Mukand advising that fresh permission under Section 27 of ULC Act is not necessary.
28. Copy of Mukand's Application dated May 2, 1988 bearing No. ADM:ULC:VI/85/KW/3434 made to the Deputy Collector and Competent Authority, Thane, seeking permission to create mortgage in favour of Central Bank of India



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29. Order dated July 27, 1988 bearing No. ULC/TA/Kalwa/SR-1100 passed by Deputy Collector & Competent Authority, Thane Urban Agglomeration under Section 27 of ULC Act granting permission to Mukand to create mortgage in favour of Central Bank of India.

30. Permission under Sanads:

(a) Certified Copy of Mukand's Application dated June 25, 1988 bearing No. ADM:KU:IF:7061 to the Collector, Thane seeking permission to create mortgage;

(b) Letter dated August 18, 1988 bearing No. Revenue / Div. MJ 1/LBP/1291 to Collector, Thane to Mukand permitting to create mortgage (English translation attached);

(c) Certified copy of Mukand's Application dated August 24, 1988 bearing No. ADM:KU:IF:9296 to Collector, Thane seeking permission to create mortgage;

(d) Letter dated November 28, 1988 bearing No. Revenue/K-I/MJ1/LBP 1291 (Marathi) addressed by the Collector, Thane to Mukand permitting to create mortgage over other Sanad Lands in addition to the lands permitted to be mortgaged (English translation attached); and

(e) Letter dated February 25, 1989 bearing No. Revenue Div.1/MJ1/LBP/1291 (Marathi) addressed to Collector, Thane to Mukand permitting to create mortgage over Sanad lands (English translation attached).



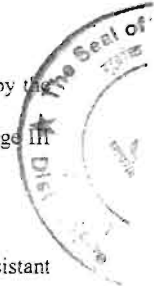
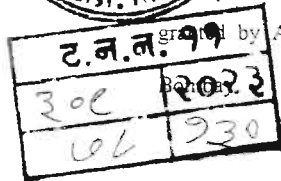
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31. Exemption under Section 20 of ULC Act:

- (a) Certified Copy of the Order dated October 1, 1983 bearing No. ULC/M-94/SC/IC/GAD/754 issued by Directorate of Industries, GoM under Section 20 of the ULC Act;
- (b) Copy of Mukand's Letter dated August 26, 1985 bearing No. ADM:KU:8964 addressed to Joint Director of Industries, GoM seeking clarification whether permission to create mortgage in favour of financial institutions specified in Section 19(i) of the ULC Act is required;
- (c) Copy of the Letter dated September 20, 1985 bearing No. ULCR/M-94/C/5267 (Marathi) addressed by Directorate of Industries, GoM to Mukand clarifying that exempted land can be mortgaged to the financial institutions or scheduled banks specified in Section 19(i) of the ULC Act (English translation attached).

32. Permission under Section 281 (b) (ii) of Income-tax Act, 1961:

- (a) Certified Copy of the Permission dated January 29, 1985 granted by the Inspecting Assistant Commissioner of Income-tax Assessment Range III (C) Bombay;
- (b) Permission dated April 26, 1985 granted by the Inspecting Assistant Commissioner of Income-Tax Assessment Range III (C) Bombay;
- (c) Permission November 30, 1987 bearing No. Cent. Circle XXXV/87-88 granted by Income-tax Officer, Central Circle XXV, Bombay; and
- (d) Permission dated February 6, 1989 bearing No. Cent. Circle XXV/88-89 granted by Asst. Commissioner of Income-tax, Central Circle XXV.





**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AGP DC INFRA TWO PRIVATE LIMITED IN ITS MEETING HELD ON 24<sup>TH</sup> DECEMBER 2022.**

- (i) **“RESOLVED THAT** consent of the Board be and is hereby granted to complete the transaction for purchase of land admeasuring approximately 47 Acres lying, being and situate at Village Kalwe and Village Dighe, Thane District, Maharashtra (**“Land”**) from Mukand Limited (**“Seller”**), by executing transaction documents including deeds of conveyance, powers of attorney and/or such other deeds, documents, agreements, letters and/or writings in terms of the drafts as are finalized between the parties, with such modification/s as may be required (**“Transaction Documents”**).

**“RESOLVED FURTHER THAT** Mr. Manish Sansi, Secretary of the Company, Mr. Vinod Javur, Chief Operating officer of the Company, Mr. Jagannatha Laxman Shetty, Authorised Signatory, and Mr. Vinod Giri, Director of the Company (**“Authorised Representatives/Signatories”**) be and are hereby severally authorised to sign on behalf of the Company the Transaction Documents in one or more tranches, as may be required, to get such Transaction Documents as may be required from time to time registered in the office of concerned sub registrar of assurances, to tender and hand over to the representatives of the Seller the purchase consideration/s for the purchase of the Land and to appear and / or present themselves before the necessary authorities as may be required from time to time, to respond to the concerned authorities to any queries, notices, memos, etc. as may be required from time to time, to receive from the authorities the registered Transaction Documents and to generally perform all such acts as may be felt expedient from time to time, in order to complete the purchase transaction of the Land.

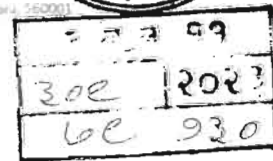
**“RESOLVED FURTHER THAT** the Authorised Representatives/Signatories be and are hereby severally authorised to lodge for registration of such of the Transaction Documents as are necessary to be registered, for registration with the jurisdictional Sub Registrar of Assurances and admit execution thereof for and on behalf of the Company and to do all necessary acts, deeds and things as may be required to be done and executed to give effect to the same.”

**“RESOLVED FURTHER THAT** the said Authorised Representatives/Signatories be and are hereby severally authorised to take possession of the Land and to perform all such acts as may be required from time to time.”

- (ii) **“RESOLVED THAT** Mr. Manish Sansi, Secretary of the Company, Mr. Vinod Javur, Chief Operating officer of the Company, Mr. Jagannatha Laxman Shetty, authorised signatory and Mr. Vinod Giri, Director of the Company (**“Authorised Representatives/Signatories”**) be and are hereby severally authorised to perform the following acts on behalf of the Company:



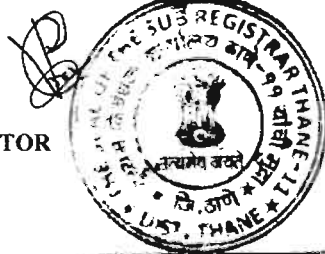
AGP DC INFRA TWO PRIVATE LIMITED  
Reg. Off: Assura House, 30 Crescent Road, Bengaluru, 560001



- a. To apply to and deal with various relevant authorities including, but not limited to, the Talathi, Mamlatdar, Tahsildar, City Survey Officer, Town Planning Officer, Assessor & Collector, Navi Mumbai Municipal Corporation, Thane Municipal Corporation, Enquiry Officer, Sub-Divisional Officer, Superintendent of Land Records, Deputy Collector, Additional Commissioner, Revenue Minister and all other public or private bodies or authorities for the purposes of updating the name of the Company as the owner of the Land, and for that purpose, to address all correspondence and take actions, including making any application, representation and prefer any appeal, reference, review in that behalf as the Attorney may desire for the purpose of updating the name of the Company as the owner of the Land;
- b. Sign , submit, all such applications, forms, documents, etc. by whatever name they may be referred to and as may be required from time to time, in order to procure all such approvals, sanctions, registrations, licenses, orders, mutation/s, etc. that may be required from time to time in respect to the Land and / or generally for any other corporate purpose of the Company;
- c. Appear before the concerned government / semi government authorities, public sector undertakings, and other organisations on behalf of the Company and to make such submissions, representations, statements, furnish such undertakings, indemnities, declarations, and sign such agreements, documents as may be required in order to procure necessary approvals, sanctions, registrations, licenses, orders, mutation/s, etc. in relation to the Land and / or generally for any other corporate purpose of the Company;
- d. Deposit such fee, charges, premium, as may be required with the concerned authority(ies) as may be required from time to time, in order to procure the necessary approvals, sanctions, registrations, licenses, orders, mutation/s, etc. and / or generally for any other corporate purpose of the Company; and
- e. Perform all such acts, deeds and do such things as may be legally required from time to time in order to procure the necessary registrations, sanctions, licenses, orders, mutation/s, etc. by whatever name they may be called in respect to the said Land and / or generally for any other corporate purpose of the Company."

FOR AGP DC INFRA TWO PRIVATE LIMITED

DIRECTOR



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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
उद्योगसंचालनालय  
DIRECTORATE OF INDUSTRIES

New Administrative Building, Madam Cama Road, Hutatma Rajguru Chowk, Opp. Mantralaya, Mumbai-400032.  
☎ 022-22029009 E-Mail - dilt@maharashtra.gov.in

No. DI/IT/ITES/LOI-62/AGP DC Infra Two Pvt. Ltd./Pvt. IT Park/2021/C-12794 Date:-

**"LETTER OF INTENT"**

2-2 NOV 2021

This is to certify that M/s. AGP DC Infra Two Pvt. Ltd., having their:-

<b>Office Address</b>	:- 3 <sup>rd</sup> floor, "Assetz House", Crescent Road, Bengaluru Urban, Karnataka State 560 001
<b>Telephone No</b>	:- -----
<b>Fax No.</b>	:- -----
<b>E-mail address</b>	:- -----
<b>Unit Location Address</b>	:- Survey No. 238/2, 239/1-6 of Village Kalwa, District Thane & Survey No. 48/2, 49/2, 50, 51/3, 57/3, 58/2, 60, 61/2, 69/1-2A, 71/2, 72, 74, 75/2, 76, 77, 78, 79, 80/2, 81/2, 82/2, 83, 85/1-2, 86, 87/2, 88/2, 91/2, 92, 93/2, 95/2/B, 260p, 272, 275/2, 276, 277, 279, 283/2, 332 of Village Dighe, Mukuru Limited, Kalwa Thane Belapur Road, Thane 400 605.
<b>Total Area</b> (Village Kalwa & Dighe, District Thane)	:- 1,90,230 Sq. Mtrs

Bearing IEM Acknowledgement vide No. 464/N/SIA/IMO/2021 dated 18.03.2021 is given to the Unit, hence the Letter of Intent for their proposed ITES-Large Enterprise for ITES activities:-

"Data Center"

(As specified in Para 4(iii) of IT & ITES Policy 2015 & GR No. IT-2015/(C No 207)/IND-2. Dated 22/02/2016)

This letter of intent is valid for a period of three year from the date of issue. The unit shall utilize the entire premises for above mentioned ITES activities and the same should be marketed ITES activities only & annual turnover in ITES activity shall always exceed 75% of total turnover. The unit shall maintain percentage of local persons as per Government of Maharashtra Policy.

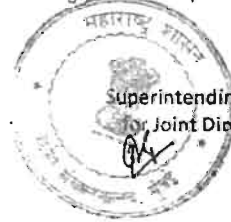
Place: - Mumbai

To,  
M/s. AGP DC Infra Two Pvt. Ltd.,  
3<sup>rd</sup> floor, "Assetz House", Crescent Road,  
Bengaluru Urban, Karnataka State 560 001

Copy to information:-

1. Joint Director of Industries, Konkan Region, Thane
2. The General Manager, District Industries Centre, Thane.

note: for AGP DC Infra Two Pvt. Ltd., 15.11.2021



Superintending Industries Officer  
for Joint Director of Industries



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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
उद्योग संचालनालय  
DIRECTORATE OF INDUSTRIES

नविन प्रशासन भवन, मादाम कामा रोड, हुतात्मा राजगुरु चौक, मंत्रालयासमोर, मुंबई ४०० ०३२  
ई मेल :- diit@maharashtra.gov.in

क्र. उसं/माते/मातंधा-२०१५/मु.शु.प्र.प/२८३/AGPDITPL/२०२१/०

दिनांक:-

प्रमाणपत्र:-

3342 14 MAR 2022

M/s. AGP DC Infra Two Private Limited कार्यालय पत्ता:- 3<sup>rd</sup> Floor, "Assetz House" No. 30, Crescent Road, Bengaluru 560 001, Karnataka State यांचे सर्व्हे क्र. २३८/२, २३९/२-६, गाव कळवा, जिल्हा ठाणे व सर्व्हे क्र. ४८/२, ४९/२, ५०, ५१/३, ५७/३, ५८/२, ६०, ६१/२, ६९/१-२A, ७१/२, ७२, ७४, ७५/२, ७६, ७७, ७८, ७९, ८०/२, ८१/२, ८२/२, ८३, ८५/१-२, ८६, ८७/२, ८८/२, ९१/२, ९२, ९३/२, ९५/२/B, २६०p, २७२, २७५/२, २७६, २७७, २७९, २८३/२, ३३२ गाव दिघे, मुकंद लिमिटेड जवळ, कळवा ठाणे वेंलापूर रोड, ठाणे ४०० ६०५ (१.९०.२३० चौ.मी. क्षेत्र) -अ" प्रवर्ग येथे "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data Centre) म्हणून स्थापन करात आहे. M/s. AGP DC Infra Two Private Limited या घटकास उद्योग संचालनालय, मुंबई यांनी दिलेले Letter of Intent Vide No. DI/IT/ITES/LOI-62/AGP DC Infra Two Pvt. Ltd./Pvt.IT Park/2021/C-12794 दिनांक २२.११.२०२१ नुसार "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data Centre) म्हणून प्रमाणित करण्यात येत आहे.

M/s. AGP DC Infra Two Private Limited यांनी अर्जात नमूद केलेल्या जागसाठी यापूर्वी उद्योग संचालनालय, मुंबई यांचेकडून मुद्रांक शुल्क सवलत घेतलेली नाही असे प्रमाणित करण्यात येत आहे.

महाराष्ट्राचे माहिती तंत्रज्ञान व माहिती तंत्रज्ञान सहाय्यभूत धोरण २०१५ मधील परिशिष्ट ३.२ (अ)(१)(ड), तसेच महसूल व वन विभागाचे आदेश दिनांक ३१.१०.२०१५ मधील अनुक्रमांक ४ च्या तरतूदी, तसेच महसूल व वन विभागाचे आदेश दिनांक ०६.०१.२०१६ मधील अनुक्रमांक ४ च्या तरतूदीनुसार व महसूल व वन विभाग, मुंबई अधिसूचना क्र. मुद्रांक-२०२०/अनौ.सं.क्र.३१/प्र.क्र.२५०/म-१(धोरण) दिनांक २४.०३.२०२१ नुसार, तसेच मुंबई मुद्रांक शुल्क अधिनियम - १९५८ (मुंबई १९५८ चा ६०) च्या कलम ९ च्या पाठ कलम (अ) प्रमाणे (अनुच्छेद २५ खालील) अभिहस्तारण निष्पादित करणंसाठीच्या संलेशावर आकारणयोग्य असलेल्या मुद्रांक शुल्काच्या १०० टक्के इतके मुद्रांक शुल्क माफी साठी शासन निर्णय क्र. मातधा-१७/प्र.क्र.२५/उद्योग-२, दिनांक २४/०४/२०१७ मधील बाब क्र. ३ अन्वये ना-हरकत प्रमाणपत्र देण्यात येत आहे.

सांबत जोडलेल्या प्रपत्रातील माहिती दस्तऐवज निष्पादित केल्यानंतर तात्काळ या कार्यालयास सादर करावं.

प्रति

M/s. AGP DC Infra Two Private Limited  
3<sup>rd</sup> Floor, "Assetz House" No. 30, Crescent Road,  
Bengaluru 560 001, Karnataka State.

प्रत :-

- (१) नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे - ४११ ००१.
- (२) सह जिल्हा निबंधक वर्ग-१ (उच्च श्रेणी), तथा मुद्रांक जिल्हा अधिकारी, ठाणे क्र ४०६, जिल्हाधिकारी कार्यालय इमारत, ठाणे (पश्चिम) - ४०० ६०१
- (३) निवड नस्ती (मुद्रांक शुल्क प्रमाणपत्र), मा.त शाखा, मुख्यालय, मुंबई.

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-: प्रपत्र :-

**मुद्रांक शुल्क सुट रक्कमेबाबतची माहिती**

अ. क्र.	घटकाचे नाव	घटक सुरु असलेला पत्ता	प्राधिकृत व्यक्तीचे नाव, पद, दुरध्वनी, भ्रमणध्वनी, ई-मेल, इ. तपशिल	मुद्रांक शुल्क सुट प्रमाणपत्र क्रमांक व दिनांक	प्रमाणपत्र कोणत्या प्रयोजनार्थ निर्गमित केलेले आहे	दस्तावेज निष्पादीत केल्याचा दिनांक	मुद्रांक शुल्क सुट मिळालेली रक्कम (रुपयात)
०१.	०२.	०३.	०४.	०५.	०६.	०७.	०८.



प्रति,

उद्योग सह संचालक (मातं)

उद्योग संचालनालय,

नविम प्रशासन भवन,

संज्ञायासमोर, मुंबई - ४०० ०३२.

प्राधिकृत अधिकाऱ्यांचे  
नाव व पदनाम



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
उद्योग संचालनालय  
DIRECTORATE OF INDUSTRIES

New Administrative Building, OppMantralaya, Mumbai-400032  
☎ 22028308 / 22023477/ Fax- 22026826. E- Mail - diit@maharashtra.gov.in

No. DI/IT/ITES/LOI-62/AGP DC Infra/Amendment/2022/ Date:-

e-12317

06 DEC 2022

“Amendment in Letter of Intent”

Ref :- 1) No.DI/IT/ITES/LOI-62/AGP DC Infra Pvt Ltd/Pvt IT Park/2021/C-12794,  
dt.22.11.2021  
2) M/s. AGP DC Infra Two Pvt Ltd, letter dt. 02/12/2022.

This office Reference Letter of Intent dt. 22.11.2021 is Amended as below :-

Name :- AGP DC Two Infra Pvt Ltd.,  
Activity :- Data Centre  
Investment :- Rs.4500/- Crores.  
Location :-

Unit Location 1	:-	Survey No. 238/2 (pt), Village Kalwa, District Thane
Address		
Area	:-	14270.88 sq. mtrs.
Unit Location 2	:-	Survey No. 47/2 (pt), 48/2(pt),49/2(pt), 50.51/3(pt), 57/3(pt), 58/2(pt), 60.61/2(pt), 71/2(pt), 74.75/2(pt), 76.77,78,79, 80/2),81/2,82/2(pt),87/2(pt),88/2, 91/2(pt),92(pt), 93/2(pt), 95/2/B(pt), 260(pt), 272, 275/2(pt),276(pt),277(pt),279(pt), 283/2(pt),332 in Village Dighe, District Thane
Address		
Area	:-	171631.19 sq. mtrs.
Total Area		185902.07 sq. mtrs.

All other conditions remain unchanged in Letter of Intent Dt. 22.11.2021.

Place: - Mumbai.



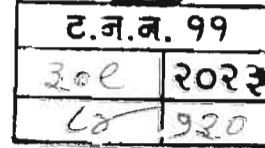
Additional Director of Industries

To: ✓ AGP DC Infra Two Pvt Ltd,  
3<sup>rd</sup> floor Assetz House, Crescent Road,  
Bangaluru Urban,  
Karnataka – 560001



Copy to Information:

- 1) Joint Director of Industries, Konkan Region, Thane.
- 2) The General Manager, District Industries Centre, Thane



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**महाराष्ट्र शासन**  
**GOVERNMENT OF MAHARASHTRA**  
**उद्योग संचालनालय**  
**DIRECTORATE OF INDUSTRIES**

नविन प्रशासन भवन, मादाम कामा रोड, हुतात्मा राजगुरु चौक, मंत्रालयासमोर, मुंबई ४०० ०३२.  
ई मेल :- diit@maharashtra.gov.in  
०२२-२२०२९००९

क्र. उसं/मातं/मातंथो-२०१५/मु.शु.प्र.प/२८३/AGPDITPL(शुद्धीपत्रक)/२०२२/सी-१२३३६

दिनांक:-

08 DEC 2022

संदर्भ :- १. क्र. उसं/मातं/मातंथो-२०१५/ मु.शु.प्र.प/२८३/AGPDITPL/२०२२/ सी-३३४२,  
दिनांक १४.०३.२०२२

२. M/s. AGP DC Infra Two Private Limited, 3rd Floor, "Assetz House" No. 30, Crescent Road, Bengaluru 560 001, Karnataka State यांचे दिनांक ०२.१२.२०२२ रोजीचे पत्र व दिनांक ०७.१२.२०२२ चे ई-मेल

**-: शुद्धीपत्रक :-**

M/s. AGP DC Infra Two Private Limited, या उद्योग घटकास त्यांचे सर्व्हे क्र. २३८/२, २३९/१-६, गाव कळवा, जिल्हा ठाणे व सर्व्हे क्र. ४८/२, ४९/२, ५०, ५१/३, ५७/३, ५८/२, ६०, ६१/२, ६९/१-२A, ७१/२, ७२, ७४, ७५/२, ७६, ७७, ७८, ७९, ८०/२, ८१/२, ८२/२, ८३, ८५/१-२, ८६, ८७/२, ८८/२, ९१/२, ९२, ९३/२, ९५/२/B, २६०p, २७२, २७५/२, २७६, २७७, २७९, २८३/२, ३३२ गाव दिघे, मुकंद लिमिटेड जवळ, कळवा ठाणे बेलापूर रोड, ठाणे ४०० ६०५ येथील माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकास संदर्भ क्र. १ अन्वये मुद्रांक शुल्क सवलत प्रमाणपत्र निर्गमित करण्यात आले आहे. सदर मुद्रांक शुल्क सवलत प्रमाणपत्र खालीलप्रमाणे शुद्धीपत्रक देण्यात येत आहे.

क्र.	या ऐवजी	असे वाचावे
०१.	M/s. AGP DC Infra Two Private Limited कार्यालय पत्ता:- 3 <sup>rd</sup> Floor, "Assetz House" No. 30, Crescent Road, Bengaluru 560 001, Karnataka State यांचे सर्व्हे क्र. २३८/२, २३९/१-६, गाव कळवा, जिल्हा ठाणे व सर्व्हे क्र. ४८/२, ४९/२, ५०, ५१/३, ५७/३, ५८/२, ६०, ६१/२, ६९/१-२A, ७१/२, ७२, ७४, ७५/२, ७६, ७७, ७८, ७९, ८०/२, ८१/२, ८२/२, ८३, ८५/१-२, ८६, ८७/२, ८८/२, ९१/२, ९२, ९३/२, ९५/२/B, २६०p, २७२, २७५/२, २७६, २७७, २७९, २८३/२, ३३२ गाव दिघे, मुकंद लिमिटेड जवळ, कळवा ठाणे बेलापूर रोड, ठाणे ४०० ६०५ (१,९०,२३० चौ.मी. क्षेत्र) "अ" प्रवर्ग येथे "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data Centre) म्हणून स्थापन करीत आहे. M/s. AGP DC	M/s. AGP DC Infra Two Private Limited कार्यालय पत्ता:- 3 <sup>rd</sup> Floor, "Assetz House" No. 30, Crescent Road, Bengaluru 560 001, Karnataka State यांना १. गाव कळवा, जिल्हा ठाणे सर्व्हे क्र. २३८/२(पार्ट), गाव कळवा, जिल्हा ठाणे (१४,२७०.८६ चौ.मी. क्षेत्र) आणि २. दिघे, मुकंद लिमिटेड जवळ, कळवा ठाणे बेलापूर रोड, ठाणे ४०० ६०५ सर्व्हे क्र. ४८/२(पार्ट), ४९/२(पार्ट), ५०, ५१/३(पार्ट), ५७/३(पार्ट), ५८/२(पार्ट), ६०, ६१/२(पार्ट), ६९/१/२(पार्ट), ७४, ७५/२(पार्ट), ७६, ७७, ७८, ७९, ८०/२, ८१/२, ८२/२(पार्ट), ८३, ८५/१/२, ९१/२(पार्ट), ९२(पार्ट), ९३(पार्ट), ९५/२/B(पार्ट), २६०(पार्ट), २७२, २७५/३(पार्ट), २७६, २७७(पार्ट), २७९(पार्ट), २८३/२(पार्ट), ३३२ चौ.मी. क्षेत्र) जसे व्हॉक्युम (१,८५,२०२.०७ चौ.मी. क्षेत्र) "अ" प्रवर्ग येथे "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data



क्र.	या ऐवजी	असे वाचावे
	Infra Two Private Limited या घटकास उद्योग संचालनालय, मुंबई यांनी दिलेले Letter of Intent Vide No. DI/IT/ITES/LOI-62/AGP DC Infra Two Pvt. Ltd./Pvt.IT Park/2021/C-12794, दिनांक २२.११.२०२१ नुसार "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data Centre) म्हणून प्रमाणित करण्यात येत आहे.	Centre) म्हणून स्थापन करीत आहे. M/s. AGP DC Infra Two Private Limited या घटकास उद्योग संचालनालय, मुंबई यांनी दिलेले Letter of Intent Vide No. DI/IT/ITES/LOI-62/AGP DC Infra Two Pvt. Ltd./Pvt.IT Park/2021/C-12794, दिनांक २२.११.२०२१ आणि Amendment to Letter of Intent Vide No. DI/IT/ITES/LOI-62/AGP DC Infra/Amendment/2022/C-12317, दिनांक 06.12.2022 नुसार "नविन" माहिती तंत्रज्ञान/माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक (Data Centre) म्हणून प्रमाणित करण्यात येत आहे.

उपरोक्त शब्दीपत्रकाशिवाय प्रमाणे संदर्भ क्र. १ अन्वये निर्गमित करण्यात आलेल्या मुद्रांक शुल्क प्रमाणपत्रात काही बदल नाही याची नोंद घेण्यात यावी ही विनंती.



आतिरक्त उद्योग संचालक

प्रति  
 ✓ M/s. AGP DC Infra Two Private Limited  
 3<sup>rd</sup> Floor, "Assetz House" No. 30, Crescent Road  
 Bengaluru 560 001, Karnataka State.

प्रत :-

- (१) नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे - ४११ ००१.
- (२) सह जिल्हा निबंधक वर्ग-१ (उच्च श्रेणी), तथा मुद्रांक जिल्हा अधिकारी, ठाणे शहर (गाव कळवा/गाव दिघे), ४ था मजला, खोली क्र. ४०६, जिल्हाधिकारी कार्यालय इमारत, ठाणे (पश्चिम) - ४०० ६०१.
- (३) निवड नस्ती (मुद्रांक शुल्क प्रमाणपत्र), मा.तं शाखा, मुख्यालय, मुंबई.



ट.न.न. ११	
३०८	२०२३
८६	१३०





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तक्रार करणे व सुस्थितीत ठेवणे) नियम १९७१ बाबील नियम ३,५,६ आणि ७ ]

गाव :- कळवा (१४३४२९)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULFIN - 25678468494

भूनापन क्रमांक व उपविभाग

२३९/२

25678468494

सुधारणा पद्धती		भोगवटादार वर्ग -१		शेतचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.स.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.जी.मी	८१७	मुकुंद शारदा रंजित वसंत लि. मुंबई	२.००.००	०.३५		(३४१२)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	१०१४	मुकुंद लिमीटेड	२.००.००			(३४१२)	इतर अधिकार
मिन शेती	२.००.००						तुकडा
शेती	०.३७						(इतर) (३४१०)
आकारणी							(३० करोड) (३४१०)
							(१५२.२० करोड) (३४१०)
							(१५० टक्क्यात वधेरीकत होईल) (३४१०)
							(१५ करोड) (३४१०)
							(१५५ करोड) (३४१०)
							(१५ करोड ३५ करोड ९५ करोड ८० करोड ३० करोड) (३४१०)
							(२५ करोड) (३४१०)
							(३० करोड) (३४१०)
							(३५ करोड) (३४१०)
							(८० करोड) (३४१०)
							(१०५५९.५६ करोडच्या होईल) (३४१०)
							(इंटरनॅशनल कोरपोरेशन ऑफ इन्वेस्टमेंट बँक ऑफ इंडिया) (३४१०)
							(इंडियन बँक ऑफ इन्टरनॅशनल फायनान्स हब लि) (३४१०)
							(सिमेंट लि इंडियन कोरपोरेशन ऑफ इन्वेस्टमेंट बँक ऑफ इंडिया) (३४१०)



Dated Copy



जुने फेरफार क्र : (१९६५) (१८७८) (२७११) (२८१३) (२८७७) (३२२३) (३२४९)

सोळा आणि सुमारे पन्हे ८.न.न. ९९

३०८ २०२३  
८६ ३३०



हा गाव नमुना क्रमांक ७ दिनांक २५/०८/२०२१ ११:३०:८:२७ AM रोजी डिजिटल स्वाक्षरीत कला आहे व गाव नमुना क्रमांक १२ चा डेटा स्विकारित असल्यामुळे ७/१२ आणि ७/२२ कोडचा वापर करावा.

कायदाबाही नाही सिंबलची आवश्यकता नाही.

सूचना: तांत्रिक अडथळी खालत तक्रारी गाव कळील डिजिटल स्वाक्षरी पॅकेज प्रलंबित असल्यास हा ७/१२ अभिलेख अवयवात नाही. कायदा फेरफार नोंद क्र. ३५१२ मध्ये आहे. तक्रारी असल्यास याबाबतचा बदल हा ७/१२ वर वेळोवेळी जाणवेल नाही याची सुचना भेटव्या.

७/१२ आवडणेलीक लि.: १८/१२/२०२२ १३:०५ ३२ PM. वेबसाईट बदलावणीसाठी <https://digitalsatara.mahathum.gov.in/> या संकेत स्थळावर जाऊन 2109100061093679 हा क्रमांक वाचता.





S A N A D

Mukund Iron and Steel Works Limited, Kurla.

Whereas by an agreement dated the 29th day of June, one thousand nine hundred and sixty one between M/s. Mukund Iron and Steel Works Ltd., Kurla a company registered under the Companies Act, VII 1913, and having its registered office at Bombay (hereinafter called "the company" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the one part and the Governor of Maharashtra of the other part, in consideration of the company having undertaken to use the piece or parcel of land more particularly described therein for the erection of Factory the Government of Maharashtra (hereinafter referred to as "the Government") agreed to acquire the said land under the provisions of the Land Acquisition Act, I of 1894 (hereinafter called "the said Act").

AND WHEREAS the Government commenced acquisition proceedings and took possession of the land more particularly described in the Schedule hereto annexed (hereinafter referred to as "the said land") under the provisions of section 17 of the said Act but no award has been declared.

AND WHEREAS possession of the said land has been delivered and transferred to the Company on 22nd day of December 1961.

AND WHEREAS the Company has deposited Rs. 1,66,062/- (Rupees one lakh sixty six thousand sixty two only) with the Government and has agreed to furnish such further security as the Government may require for securing due payment of the entire amount of compensation that may be awarded finally and the costs of acquisition and requested the Government to grant a sanad in respect of the said land even before the declaration of the award.

AND WHEREAS by a Deed of Indemnity dated the 5<sup>th</sup> day of October 1963 the Company has agreed to indemnify and keep indemnified the Government against any action, proceedings, claim, demand, damages, losses and expenses of whatever nature which may be demanded, brought or made against the Government by reason of granting the Company's aforesaid request.

Now, therefore, it is hereby declared that the said land is vested in the Company and is held by the Company as Company's property to be used for erection of Factory of the Company subject nevertheless to the payment by the Company of agricultural,



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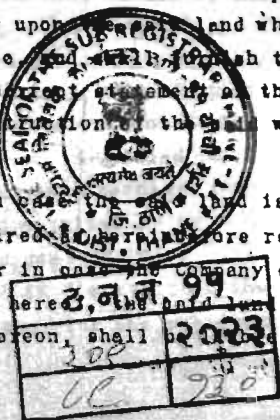
non-agricultural or other assessment as the case may be to which the said land may be liable under the provisions of the said Code and rules made thereunder and the local fund case as the case may be on the following terms and conditions:-

1. The Company shall -

- (i) not use the said land for any purpose other than that for which it is acquired;
- (ii) undertake the work of construction of the building required for the company within one year from the date on which the possession of the land is handed over to the company and complete the same within three years from the aforesaid date;
- (iii) at all times keep and maintain the said land and the building <sup>or buildings</sup> erected thereon in good order and condition to the satisfaction of the Collector;
- (iv) in case any market, road, parks and other amenities are provided by the company on the said land the same shall be provided subject to such direction which the Government may from time to time issue with respect thereto including the directions as regards their maintenance or the use thereof or entry therein by the public in general;
- (v) maintain all records of the company properly and supply to the Government such returns of statistical and other information as may from time to time be required by the Government;
- (vi) not use the said land or any building that may be erected on it for any purpose which in the opinion of the Government is objectionable.

2. The company shall from time to time and at all times permit the Government or any officer or officers authorised by the Government in that behalf to inspect the said land and any works of the Company upon the said land whether in the course of construction or otherwise, and shall furnish to the Government from time to time on demand or request statements of the monies expended by the Company in the construction of the said works of the Company upon the said land.

3. In case the said land is not used for the purpose for which it is acquired or for any purpose more recited or is used for any other purpose, or in case the company commits any breach of any of the conditions hereof, the said land together with the buildings, if any erected thereon, shall be liable to recumption by the Government



subject, however, to the condition that the amount spend by the company for the acquisition of the said land or its value as undeveloped land at the time of resumption, whichever is less but excluding the cost of value of any improvements made by the company on the said land or of any structures standing on the said land, shall be paid as compensation of the company;

Provided that the said land and the buildings, if any, erected thereon shall not be so resumed unless due notice of the breach complained of has been given to the company and the company has failed to make good the breach or to comply with any directions issued by the Government in this behalf within the time specified in the said notice for compliance therewith.

4. If at any time or times the whole or any part of the said land is required by Government or for the purpose of making any new public road or for any purpose connected with public health, safety, utility or the necessity (as to which matter the company shall accept as final the decision of the Government) the company on being thereunto required by Government in writing shall transfer to the Government the whole or part of the said land as the Government shall specify to be necessary for any of the aforesaid purposes and in consideration of such transfer the Government shall pay to the company the sum equal to the amount of compensation awarded under the said Act and paid by the company in respect of the land so transferred including the percentage awarded under section 23(2) of the said Act together with such amount as shall be estimated by the Executive Engineer, Thana Division, whose decision in the matter shall be final, as the cost of the development of the land so transferred, which shall include the value at the date of the transfer of any structures standing thereon and when part of a building is on the land so transferred and part is on an adjoining land reasonable compensation for the injurious affection of the part of the building as on the adjoining land.

5. The company shall not in anywise alienate the any portion thereof, by way of sale, mortgage or gift, otherwise except with the previous permission in writing of the Government. The Company shall, however, be entitled to sell the said land without such special permission to any Co-operative Society, Scheduled Bank, Statutory Finance Corporation or any other Financial Agencies, whether within or outside India which is approved or recognised by the Government for the bonafide purpose of the repayment of loans raised by the Company subject to the condition that in the event of the sale of the said land after it is mortgaged whether for the realisation of the mortgage debt or otherwise



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however, fresh prior permission of the Government shall be necessary to the proposed sale and while granting such permission it shall be open to the Government to require the payment to the Government of half the amount of difference as calculated by the Collector (whose decision shall be final and binding upon the Company and all parties claiming through it) between the sale proceeds and the cost of acquisition paid by the Company to the Government in respect of the said land provided that -

(i) sale proceeds attributable to any buildings or structures erected by the Company on the said land or to the machinery and plant and other property on the said land or in the buildings or structures standing thereon shall be excluded from the sale proceeds while calculating the difference;

(ii) the Government's claim to receive a moiety as aforesaid will attach to the residue of the sale proceeds after all the claims due under the mortgage have been satisfied in full;

(iii) the right of the mortgagee otherwise to sell the said land subject to the conditions of this Sanad and to realise the moneys due under the mortgage shall be absolute subject to the conditions mentioned in this clause.

Any moneys payable to the Government by the Company or any person claiming under it by reason of any condition imposed by the Government as aforesaid shall without prejudice to the other remedies of the Government be recoverable from the company or such person as arrears of land revenue.

~~THE SCHEDULE ABOVE REFERRED TO~~

All those pieces or parcels of land or ground situate lying and being in village Kalwa in the Registration Sub-District and District of Thana.

Survey Number

Approximate area of the land required.

239  
239  
239  
239  
239  
239  
239  
240  
240  
240  
240  
240



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८१ १३०

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०-३६-०  
०-३-०  
०-५-०  
०-१३-०  
०-१३-०  
०-१३-०  
०-१३-०  
०-११-८  
०-२२-१२  
१-०-८  
०-३१-४  
०-२०-४  
०-११-१२

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Survey Number	Subs Number	Approximate area of the land required.
241	1	A- 5- 8
241	2	0- 1- 8
241	3	0- 0- 4
244	-	0- 5- 4
245	1	0- 7- 4
245	2	0- 8- 6
245	3	0-13-12
245	4	0-13- 8
245	5	0- 7-12
245	6	0- 1- 4
245	7	0-12- 4
245	8	0- 7-12
245	9	0- 2- 8
246	-	0- 4-12
246	-	0- 2- 4
247	-	0-14- 8
248	1	0-12-12
249	2	0- 5- 8
249	3	0-15-12
249	4	0-15-12
250	-	0- 0- 8
251 Part	-	0-32- 8
252 Part	1 Part	0- 5-17
252	2 Part	0- 3- 8
253	1 Part	0-18-12
253	2 Part	0-10- 0
253	3	0-17- 0
253	4	0-26-12
253	5	0-37-12
253	7	0- 1- 8
254	-	0- 0-12
254	1	1-28- 4
254	2	0- 2- 8
254	3	0-14- 8
254	4 Part	0-20- 8
254	5 Part	0-34- 0
254	6	0- 2- 4
254	7	0-24- 8
271	1 Part	0-10- 8
271	4	0- 3- 8
271	5 Part	0- 6- 8
271	6 Part	0-34- 4
271	7 Part	0- 2- 8
271	8 Part	0-28- 0
271	9	0-34- 0
272	3 Part	0-16- 0
273	3 Part	0- 0- 0
273	4 Part	0- 1- 0
273	5 Part	0- 2- 0
273	6 Part	0- 1- 0
273	7 Part	0- 3- 0



THE SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of land or ground situated in the village Digha in the Registration Sub-District of Thane.

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330

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5/10/63

Survey Number	Hisra Number	Approximate area of the land required
15	3 Part	1-8-8
15	4 Part	0-18-8
15	5 Part	0-10-8
16	- Part	0-6-4
17	2 Part	0-8-4
17	3 Part	0-18-0
18	1 Part	0-11-12
18	2	1-28-12
19	3/2	1-18-8
19	4	0-8-12
19	5 Part	0-16-12
19	6	1-6-4
19	7	0-8-8
18	8	0-16-0
20	1 Part	0-8-4
20	2	0-20-8
20	3	1-19-12
20	4	0-1-12
20	5	0-0-4
21	- Part	0-30-0
22	1 Part	5-8-8
22	2	0-23-4
22	3	0-18-12
23	1 Part	0-37-0
23	2	1-17-4
23	3	1-23-8
23	4	0-23-8
24	-	0-17-4
25	-	1-30-0
26	-	0-11-0
27	-	2-0-0
28	-	0-29-0
29	-	0-18-4
30	-	0-14-4
31	-	0-11-8
32	-	0-22-8
33	-	0-9-4
34	Part	0-26-8
35	-	1-28-8
37	-	1-33-12
38	-	0-1-4
39	-	2-18-0
40	-	1-0-8
41	-	3-26-0
42	-	3-30-8
43	-	0-18-0
44	-	0-30-8
45	-	0-18-4
46	-	0-1-4
47	Part	0-35-8
48	Part	1-1-8
49	Part	0-30-0
50	1 Part	0-8-8
51	-	0-22-0
52	-	1-4-8
52	-	1-19-0
52	-	0-30-8
52	-	0-10-12
52	Part	0-15-4
52	-	0-30-0
52	-	0-5-4
52	-	0-14-8
52	6 Part	0-4-0
52	7/12	0-12-12

3-14-100

1-21-25

5-26-62

7-18-52

2-20-64



52 ट.ज.न. 99  
 52 309 2023  
 52 02 930  
 52 6 Part  
 52 7/12

contd...



Survey Number	Missa Number	Approximate area of the land required.
53	1	1-2-8
53	2 Part	0-8-12
54	1 Part	0-27-0
135	-	0-10-0
160	1 Part	0-15-0
160	2	0-7-8
160	3	0-6-0
161	1	0-16-0
161	2	0-17-0
161	3	0-1-0
161	4	0-12-12
161	5	0-6-0
161	6	0-16-0
161	7	0-13-0
162	1	0-0-12
162	2	0-18-0
162	3	0-12-0
162	4	0-0-0
162	5	0-7-0
162	6	0-30-0
163	P	0-1-12
170	P	0-13-0
173	1	0-19-0
173	2	0-7-0
173	3	0-16-0
173	4	0-3-0
173	5	0-6-0
174	1 Part	0-2-8
174	2 Part	0-0-4
172	1	1-30-12
172	2	0-1-8
172	3	0-11-12
184	1	1-18-4
185	1	0-24-4
186	2	1-7-8
186	3	0-15-0
195	4	0-3-0
193	2	0-1-8
193	3	0-2-8
193	4	0-4-12
193	5	0-0-0

SCHEDULE

This Samed is executed on behalf of the Governor of Maharashtra, this 5<sup>th</sup> day of October 1963, at Mumbai.

For *Iron & Steel Works Ltd.*  
In the presence of

- Nikhil*  
Sd/- A. D. Thane  
7-10-63
- M. R. ...*



क. न. न. 99  
Collector of Thane  
5/10/63 2023  
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15

S A N D

Mukand Iron & Steel Works Ltd., Bombay.

Whereas by an agreement dated the 14th day of August, One thousand nine hundred and sixty four between Mukand Iron & Steel Works Ltd., Bombay, a Company registered under the Indian Companies Act, 1913, (VII of 1913) and having its registered office at Bombay (hereinafter called "the Company" which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the one part and the Governor of Maharashtra of the other part, in consideration of the Company having thereby undertaken to use the pieces or parcels of vacant land or ground situate in the villages of Kalve and Dighe and more particularly described therein if and when acquired for the use of the use of the Company for the erection of a factory and auxiliary buildings for the steel wire rod project of the Company the Government of Maharashtra (hereinafter referred to as "the Government") agreed to acquire the said land under the provisions of the Land Acquisition Act, I of 1894 (hereinafter called "the said Act").

AND WHEREAS the Government commenced acquisition proceedings and took possession of the pieces or parcels of land more particularly described in the Schedule hereto annexed (hereinafter referred to as "the said land") under the provisions of Section 17 of the said Act but no award has yet been declared in respect thereof.

AND WHEREAS the Company has deposited Rs.72,815/- (Rupees Seventy Two Thousand Eight Hundred and Seventy Five Only) with the Government and has agreed to furnish such further security as the Government may require and has agreed to pay the security due payment of the entire amount of compensation that may be awarded finally and the costs of acquisition and has requested the Government to grant a Sanad in respect of the said land even before the declaration of the award which the Government has agreed to do on the Company executing in favour of the Government an indemnity agreeing to keep the Government



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302	2023
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indemnified against any action proceeding claim or demand made against the Government, and all costs, damages, losses etc., claimed against the Government by reason of the Government handing over to the Company possession of the said land even before the declaration of the award.

AND WHEREAS accordingly by a Deed of Indemnity dated the 15th day of October, 1964, the Company has agreed to indemnify and keep indemnified the Government against any action, proceeding, claim and demand, of whatever nature which may be demanded, brought or made against the Government, and all costs, damages, losses and expenses whatsoever which may be incurred or payable by the Government by reason of the Government having delivered to the Company possession of the said land.

AND WHEREAS possession of the said land has been delivered and transferred to the Company on the 8th day of October, 1964.

Now, therefore, it is hereby declared that the said land is vested in the Company and is held by the Company as Company's property to be used for the erection of the factory and auxiliary buildings for the steel wire rod project of the Company subject nevertheless to the payment by the Company of agricultural, non-agricultural and any other assessment and the local fund cess and all rates, taxes and assessments as the case may be to which the said land may be liable under the provisions of the Madhya Land Revenue Code, 1879, and the rules made thereunder or otherwise hereover on the following terms and conditions -

1. The Company shall -

- (1) not except with the previous sanction of the Government in writing use the said land for any purpose other than that for which it is acquired;
- (2) undertake the work of erecting, providing and constructing the buildings and the works within six months from the date on which the possession of the said land is handed over to the Company and complete the same within six months from the aforesaid date;

Provided that if the Government is satisfied after making such enquiry as may be necessary that the Company was prevented by reasons beyond its control from erecting, providing, constructing, or executing any building or work within the aforesaid period of two years it may extend the time for

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completion by a period not exceeding one year at a time;

Provided further that the total period of extension shall not exceed two years.

(iii) Not erect or construct any structures on the said land within 100 feet of the railway line boundary;

(iv) at all time keep and maintain the said land and the buildings and structures erected thereon in good order and condition to the satisfaction of the Collector;

(v) Maintain all records of the Company properly and supply to the Government punctually such information as may from time to time be required by the Government;

(vi) not use the said land or any buildings or structures that may be erected upon it for any purpose which in the opinion of the Government is objectionable.

(vii) in employing skilled and unskilled labour, give first preference to such agriculturists and other persons whose lands have been acquired for the purpose of the Company as may be recommended or required by the Government from time to time.

2. The Company hereby expressly agrees that -

(a) both in the construction and completion of such building or buildings or work and at all times during the continuance of this agreement the Company shall observe and conform to all the byelaws, rules and regulations of the Collector, Thane, and the Village Panchayats concerned or other bodies of authority in that behalf as may be in force for the time being.

(b) The Company shall from time to time and at all times permit the Government or any officer or officers authorized by the Government in that behalf to inspect the said land and any works of the Company upon the said land whether in the course of construction or otherwise.

(c) The Company shall furnish to the Government from time to time on demand correct statements of the moneys expended by the Company in the construction of the said buildings and works of the Company upon the said land.



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the Government may make an order declaring that the transfer of the said land to the Company is null and void and thereupon the said land shall revert back to the Government and the Government may by the said order further direct that an amount not exceeding one-fourth of the cost of acquisition under clause (1) of Section 41 of the said Act shall be forfeited to the Government as damages and the balance shall be refunded to the Company. The order so made shall be final and binding on the Company.

PROVIDED that no such order as aforesaid shall be made, unless notice of the breach complained of has been given to the Company and the Company has been given an opportunity of being heard in the matter.

4. If the Company utilizes only a portion of the said land for the purpose for which it was acquired and the Government is satisfied that the Company can continue to utilize the portion of the said land used by it even if the unutilized part thereof is resumed, the Government may, make an order declaring the transfer of the land with respect to the unutilized portion thereof as null and void and thereupon such unutilized portion shall revert back to the Government and the Government may by the said order further direct that an amount not exceeding one-fourth of such portion of the amount paid by the Company as cost of acquisition under clause (1) of Section 41 of the said Act as is relatable to the unutilized portion shall be forfeited to the Government as damages and the balance of that portion shall be refunded to the Company. The order so made shall be, final and binding on the Company. Provided further that the order referred to in this condition shall not be made unless the Company has been given an opportunity of being heard in the matter and that where there is any dispute with regard to the amount relatable to the unutilized portion of the land such dispute shall be referred to the Court within whose jurisdiction the said land or any part thereof is situated and the decision of that Court thereon shall be final.

5. At any time or times the whole or any part of the said land is required by the Government or for the purpose of making any new public road

contd....5.



by for any purpose connected with public health, safety, utility or the necessity (or to which matter the Company shall accept as final the decision of the Government) the Company on being thereunto required by the Government in writing shall transfer to the Government the whole or part of the said land as the Government shall specify to be necessary for any of the aforesaid purposes and in consideration of such transfer the Government shall pay to the Company a sum equal to the amount of compensation awarded under the said Act and paid by the Company in respect of the said land so transferred including the percentage awarded under Section 25(2) of the said Act together with such amount as shall be estimated by the Executive Engineer, Thana Division, Thana, whose decision in the matter shall be final, as the cost of the development of the land so transferred, which shall include the value at the date of the transfer of any structures standing thereon and when part of a building is on the land so transferred and part is on an adjoining land, reasonable compensation for the injurious affection of the part of the building on the adjoining land.

6. - The Company shall not in anywise alienate the said land or any portion thereof, by way of sale, mortgage, gift, lease or otherwise except with the previous permission in writing of the Government. The Company shall, however, be entitled to mortgage the said land without such special permission to any Co-operative Society, Scheduled Bank, Statutory Finance Corporation or any other Financing Agencies, whether within or outside India which is approved or recognized by the Government for the bonafide purpose of securing repayment of loans raised by the Company subject to the condition that in the event of the sale of the said land after it is mortgaged whether for the realization of the mortgage debt or otherwise howsoever, fresh prior permission of the Government shall be necessary to the proposed sale and while granting such permission it shall be open to the Government to require the payment to the Government of half the amount of difference as calculated by the Collector whose decision shall be final and binding upon the Company and all parties claiming through it between the sale proceeds and the cost of acquisition paid by the Company to the



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contd....6.

Government in respect of the said land provided that -

(i) sale proceeds attributable to any building or structures erected by the Company on the said land or to the machinery and plant and other property on the said land or in the buildings or structures standing thereon shall be excluded from the sale proceeds while calculating the difference;

(ii) The Government's claim to receive a moiety as aforesaid will attach to the residue of the sale proceeds after all the claims due under the mortgage have been satisfied in full;

(iii) the right of the mortgagee otherwise to sell the said land subject to the conditions of this Sanad and to realize the moneys due under the mortgage shall be absolute subject to the conditions mentioned in this clause.

Any moneys payable to the Government by the Company or any person claiming under it by reason of any condition imposed by the Government as aforesaid shall without prejudice to the other remedies of the Government be recoverable from the Company or such person or persons as arrears of land revenue.

SCHEDULE

District Thana, Taluka Thana, Village Kalwa and Digha

Survey No.	Area No.	Approximate area of the land required.
	Village Kalwa	A. G. S.
247	-	8-14-0
249	4	0-28-0
253	8	1-0-12
	Village Digha	
	2	9-1-0



This Sanad is executed for and on behalf of the Governor of Maharashtra Thana this 21<sup>st</sup> day of October One thousand nine hundred



ड.न.न. 99  
30 Oct 1903  
900 930  
In the presence of

1. [Signature]  
2. [Signature]

[Signature]  
Collector of Thana, Thana.  
THANA



No. RA/L&P/SR/1612.  
 Collector's Office,  
 Thana.  
 February 2, 1962.

- Read : 1) Application dated 25-4-1961 from M/s. Mukund Iron and Steel Works Ltd.  
 2) Resolution No. 140 of 8-8-61 passed by the Village Panchayat Kalva, Taluka Thana.  
 3) Correspondence relating with the Mohaltdar Thana's endorsement No. L&P/SR/111/392 dated 14-12-61.

**ORDER :**

The Collector of Thana is pleased to grant permission to the following Village Panchayats from Thana Taluka to sell the lands as shown against them and vested in them to M/s. Mukund Iron and Steel Works Ltd, Kerla under Section 55 of the Bombay Village Panchayat Act, 1959.

Name of V.P.	S.No.	Gut No.	Area.
Kalva.	238	-	8 - 0 - 0
Dighe.	168 (pt.)	57(pt)	1 - 0 - 0
	171 (pt)	80(pt)	4 - 21 - 0
	172 (pt)	71(pt)	32 - 30 - 0
	214 (pt.)	51	0 - 24 - 0
			38 - 35 - 0

The land shall be held by the Company following conditions after purchase.

- 1) The lands shall be held by the Company on New Impartible Tenure.
- 2) That the land shall be used for the purpose for which it is granted i.e. for industrial use only.
- 3) That the land shall not be transferred, leased on howsoever encumbered or sold in any way by the Company concerned without obtaining the previous permission of the Collector.
- 4) That the structure if any shall be constructed by the company in accordance with the building regulations applicable to the area and after getting necessary N.A. permission and layouts approved by the Collector.
- 5) That the permission granted for sale shall be liable to be cancelled for breach of any of the conditions and consequently the sale transaction by Village Panchayat would be treated as void.
- 6) That the grantee may resale the land to the Village Panchayats only at the same rate for which it is being sold now to the grantee by the village Panchayats.

Y)  
 Sd/- D.T. Ghosh  
 Collector, Thana.

To The S. Branch, Wes. Village Panchayats, Kalva & Dighe, Tal. Thana for information and necessary action.

Copy to M/s. Mukund Iron Steel and works, Kerla, Bombay-70 for information.

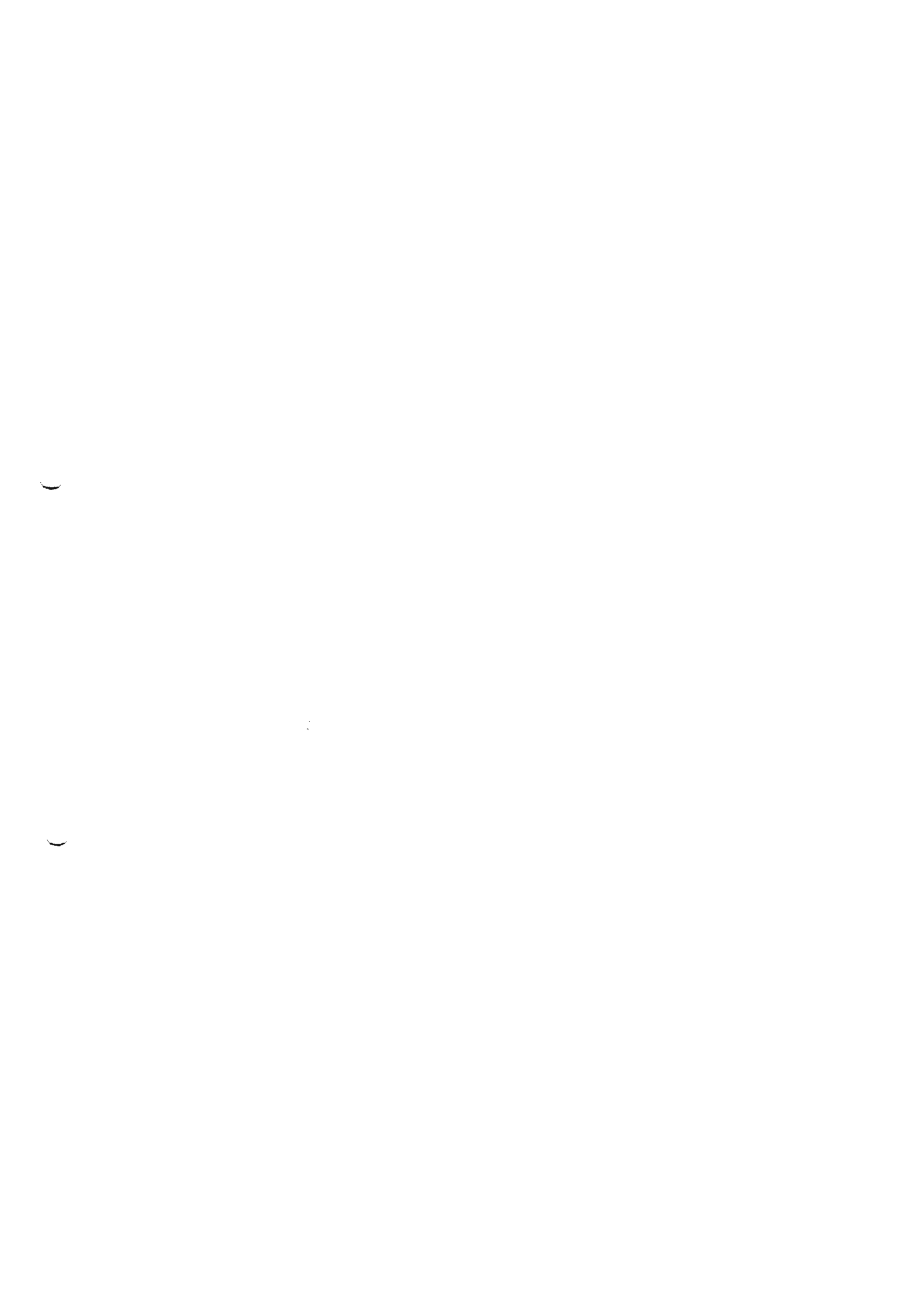
Copy forwarded to the Dist. Village Panchayat Officer, Thana for information.



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CERTIFIED TRUE COPY  
 For. MUKUND LIMITED

PRADIP M.K.  
 Chief - Legal



No. NR/MNP/SR- 2962  
Office of the Collector,  
Thane  
November 3<sup>rd</sup>

Re:- Application of Mukund Iron and Steel  
21-5-62 for grant of N.A. permission and building permis-  
sion in S.No. & H.No. vide

C.E.  
N.A. Permission  
for 27 Acres of agricultural  
land at Talas  
B. Mettel  
Talas  
18  
91  
92

2) Case papers ending  
SR-112 dated 25-

ORDER.

The Collector of Thane is hereby pleased to grant permis-  
sion under Section 65 of L.R.C. to the applicant Shri Mukund  
Iron and Steel works Ltd to use his agricultural land measuring  
422350 Sq.Yds bearing S.No. & H.No. of Kalawa-Diche Taluka  
Thane as shown in the accompanying approved plan dated 8<sup>th</sup> Nov. 62  
for N.A. use subject to the conditions specified below.

1. The company (the plot holder) shall use the above mentio-  
red land for industrial purpose only. The use of the land for  
any purpose other than that for which the permission is granted  
is prohibited under Section 48 of the L.R.C. and it shall be  
lawful for the officer granting this permission or any authori-  
ty superior to him to levy such fine and assessment as he may  
deem fit for a change in the specified use of the land  
with or without previous permission.

2. The Company shall pay the N.A. assessment on the plot  
at the rate Rs. 4363-12 plus Local fund cess per annum. It is  
guaranteed upto 31-7-64. Since the plot is used for indus-  
trial purpose the assessment 3/8 in N.A. assessment has  
been allowed. The company shall pay 5/8 of the N.A. assessment on the  
plot i.e. Rs. 4363-12 plus cess per annum.

3. The area and N.A. assessment is liable to alteration  
according to the actual area arrived at by measurement by the  
Land Records Department and that any further order fixing such  
area and N.A. assessment consequent upon the final measure-  
ment shall form part of the sanad and be binding on him.

4. The company build on 28867-00 Sq.Yds. as shown in the  
accompanying plan stated above on observing Thane District  
building regulations and on obtaining necessary commencement  
certificate from Kalawa, Diche Municipality and shall leave  
remaining area i.e. 393483-1 Sq.Yds open to the sky.

5. The company will be allowed a minimum 1/3 one third  
of the total area of the plot to be build upon; provided  
remaining is left open to the sky.

6. The company shall not erect any additional structure  
or make additions or alteration in the approved plan of bui-  
ldings nor shall he sub-divide the plot without obtaining  
previous permission of the Collector.

7. The company shall keep a 100'-00' margin from the  
Railway line and a 10' margin along the rest of the other  
sides within the perimeter of the plot.

8. The company shall execute the Sanad in 'M' & 'MS' Form  
inserting the above conditions in 'M' form within a period  
of three months from the date of actual commencement of the  
N.A. use, failing which N.A. permission shall be cancelled.  
For execution of Sanad he shall approach the Assistant Registrar  
contd. page 2...



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KAN  
*[Signature]*  
ADTE

8A. If he contravenes any of the foregoing conditions the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the said code, continue the said plot in his occupation on payment of such fine and of assessment as he (Collector) may direct.

8B. Notwithstanding anything contained in sub-clause (a) above it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the undersigned or the authority superior to him and on such removal or alteration not to be carried out and recover the cost of carrying out the same from him as an arrear of Land Revenue.

That the use of the plot  
 period of six months from the date of  
 the sale is liable to a cess of a cent  
 per annum from the date of

without  
 arrears to  
 be paid

11. If the sale is made after the construction of building the land is proposed to lease or transfer or sell with building thereon, the original grantee should pay to Government a premium equal to 50 percent of unearned increment.

12. Save as herein provided the grant should be subject to provision of L.R.C.

13. The company shall pay at once the survey fees to the Mamlatdar Thana.

For further particulars if any he may approach the Mamlatdar Thana.

X *J. K.*  
 Collector, Thana.

To

Shri Mukund Iron and Steel Works Ltd,  
 Auria, Bombay, Hq., As.



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RECEIVED THE DISTRICT THANE

GRANT OF R. A. PERMISSIONS BURNED IRON AND STEEL COMPANY.

Sl. No.	Area A. U. Sq.	Sl. No. / Area A. U. Sq.	Area A. U. Sq.
238 / 1	0-06-00 ✓	238/2 Pt.	0-05-12 ✓
238 / 2	0-02-00 ✓	238/2 Pt.	0-03-08 ✓
238 / 3	0-05-00 ✓	238/2 Pt.	0-19-12 ✓
238 / 4	0-10-00 ✓	238/2 Pt.	0-19-00 ✓
238 / 5	0-12-00 ✓	238/2	0-17-00 ✓
238 / 6	0-10-08 ✓	238/4	0-26-12 ✓
240 / 1	0-01-08 ✓	238/5	0-27-12 ✓
240 / 2	0-09-12 ✓	238 238/7	0-01-08 ✓
240 / 3	1-02-08 ✓	251/1	1-28-00 ✓
240 / 4	0-27-04 ✓	251/2	0-02-12 ✓
240 / 5	0-20-04 ✓	254/3	0-14-08 ✓
240 / 6	0-31-12 ✓	254/4 Pt.	0-20-08 ✓
241 / 1	0-01-08 ✓	254/5 Pt.	0-24-00 ✓
241 / 2	0-01-00 ✓	254/6	0-02-04 ✓
241 / 3	0-05-08 ✓	254/7	0-24-08 ✓
241 / 4	0-07-04 ✓	271/1 Pt.	0-10-08 ✓
245 / 1	0-08-08 ✓	271/2	0-02-08 ✓
245 / 2	0-13-12 ✓	271/3 Pt.	0-06-08 ✓
245 / 3	0-13-08 ✓	271/4 Pt.	0-04-08 ✓
245 / 4	0-07-12 ✓	271/5 Pt.	0-02-08 ✓
245 / 5	0-01-04 ✓	271/6 Pt.	0-02-00 ✓
245 / 6	0-14-04 ✓	271/7	0-16-08 ✓
245 / 7	0-07-08 ✓	272/3 Pt.	0-00-08 ✓
245 / 8	0-02-08 ✓	272/4 Pt.	0-16-08 ✓
245 / 9	0-04-12 ✓	273/4 Pt.	0-00-08 ✓
248 / 1	0-02-04 ✓	272/5 Pt.	0-00-08 ✓
248 / 2	0-12-12 ✓	273/6 Pt.	0-00-08 ✓
249 / 1	0-04-08 ✓	274/7 Pt.	0-00-08 ✓
249 / 2	0-15-12 ✓	274/7 Pt.	0-00-08 ✓
250 / 1	0-03-08 ✓	274/7 Pt.	0-00-08 ✓
251 Pt.	0-02-08 ✓	274/7 Pt.	0-00-08 ✓



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CERTIFIED TRUE COPY  
For, MUKAND LIMITED

PRADIP M.K.  
Chief - Legal

0	0-10-00	77 / 0	0-00-00 ✓
1 Ft.	0-16-08	78 / 0	0-04-04 ✓
2	1-02-08	79 / 0	1-00-12 ✓
3	0-10-00	81 / Ft.	0-00-10 ✓
4	0-00-00	82 / Ft.	0-00-00 ✓
5 / 0	1-07-04	85 / 1	0-00-00 ✓
6 / 0	2-14-04	86 / 2	0-12-00 ✓
7 / 0	1-00-00	86 / 0	0-07-04 ✓
8 / Ft.	0-02-04	87 / Ft.	0-05-10 ✓
9 / Ft.	1-00-00	88 / Ft.	0-01-12 ✓
10 / 0	0-28-04	91 / Ft.	0-12-10 ✓
11 / Ft.	0-02-08	92 / 0	0-02-04 ✓
12 / Ft.	0-20-00	93 / Ft.	0-00-00 ✓
13 / Ft.	0-16-10	95 / Ft.	1-20-00 ✓
14 / Ft.	0-06-04	205 / Ft.	0-20-00 ✓
15 / Ft.	0-18-08	207 / Ft.	0-20-04 ✓
16 / 0	0-15-00	208 / 0	1-14-04 ✓
17 / Ft.	0-09-12	209 / 0	0-20-08 ✓
18 / Ft.	1-00-04	210 / 0	0-14-00 ✓
19	0-26-12	211 / 0	0-11-12 ✓
20 / 0	0-00-12	270 / 0	0-00-04 ✓
21 / 0	0-00-08	272 / 0	0-07-00 ✓
22 / 0	0-00-12	273 / 0	0-15-04 ✓
23 / 0	1-00-00	277 / 0	0-02-00 ✓
24 / 0	0-01-08	278 / 0	0-08-00 ✓
25 / 0	0-00-12	279 / 0	0-06-12 ✓
26	0-11-08	280 / 0	1-10-02 ✓
27 / 0	0-00-06	281 / 0	1-12-00 ✓
28 / 0	0-11-08	283 / Ft.	0-10-00 ✓
29 / 0	0-00-08		
30 / Ft.	1-28-08		



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Grant Total 87-10-05

CERTIFIED TRUE COPY  
 For. MUKAND LIMITED Collector, Thane.

PRADIP M.K.  
 Chief - Legal

11. Company shall not sell, lease or otherwise transfer the plot in any way without the previous permission of the Collector.

12. If any of the foregoing the conditions are contravened, the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the Land Revenue Code, and rules there under continue the said plot in their occupation on payment of such fine and or assessment collector may direct.

13. Notwithstanding any thing contained above it shall be lawful for the Collector to direct the removal or alteration of any of the buildings or structures erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the Collector or the authority superior to him, carried out within the prescribed period, the Collector may cause the same to be carried out and order recovery of the cost required for carrying out the same from him as an arrears of the Land Revenue.

14. Save as herein provided, the grant shall be subject to the provisions of the L.R.C.

15. Company shall pay abonce the survey fees to Mamlatdar Thana For further particulars if any to may approach Mamlatdar Thana.

Company

To Mukund Iron and Steel Works Ltd,  
Kurla Bombay 70 As.

PDK/8.4.

X *[Signature]*  
Collector, Thana.

CERTIFIED TRUE COPY  
For, MUKAND LIMITED

*[Signature]*  
PRADEEP M.K.  
Chief - Legal



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No. RE/VI/NAP/SR/ 158  
Collector's Office,  
Thana 13, April 1963.

- Read:- 1. Application of Mukund Iron and Steel Works Ltd,  
dt. 8-1-1963 for grant of N.A. permission in S.No.  
57 Part, 80part, 71pt, 81pt of village Dighe Tal. Thana.  
2. Case papers ending with Mamlatdar Thana's No. NAP/  
SR/58 dated 2-3-1963.



O R D E R

The Collector of Thana is hereby pleased to grant N.A. permission under Sec. 65 of Land Revenue Code to Mukund Iron and Steel Works Ltd. for the land admeasuring 188155-00 sq.yds. out of S.No. 57 part, 80pt, 71pt of Village Dighe Tal. Thana subject to the conditions specified below.

1) Company (the plot holder) shall use the above mentioned lands for Industrial purpose only, the use of the land for any purpose other than that for which the permission is granted, is prohibited under section 48 of the Land Revenue Code, and it shall be lawful for the Collector to levy such fine and assessment as he may deem fit for a change in the specified use of the land with all without previous permission

2) Company shall pay the N.A. Assessment of the plots according to the current rates plus local fund cess per annum. It is guaranteed upto 31-7-64.

3) The area and N.A. assessment is liable to alternation according to the actual area arrived at by measurement by the Land Record Department, and any further orders fixing such area and N.A. assessment, consequent upon the final measurement shall form part of the sanad and be binding on the Company.

4) Company shall build on an area not exceeding 1900-00 Sq.yds. as shown in the accompanying approved plan or observing Thana District building regulations and on obtaining necessary commencement certificate from Dighe Gram Panchayat, and shall leave remaining area not less than Sq.yds. open to the sky.

5) Company shall not erect any additional or alteration in the approved plan of buildings nor shall be subdivide the plot, without obtaining previous permission of the Collector.

6) Company will be allowed a maximum of 1/3rd (one third) of the total area of the plot to be built upon, provided the remaining area is left open to the sky.

7) Company shall keep 15'-00 margin on road side and 10'-00 margin along the rest of the other sides within the perimeter of the plot.

8) Company shall execute the sanad in forms 'M' and 'NM' inserting the above conditions in the form 'M' in the period of three months from the date of actual commencement of N.A. use failing which N.A. permission shall be liable to be cancelled. For execution of Sanad he shall approach Mamlatdar.

9) The N.A. use of the plot must commencement within six months from the date of this order, failing which permission shall be liable to be cancelled.

10) Company shall inform the Mamlatdar Thana in writing through the Village Officers, date on which N.A. use commences within a period of one month from the date of commencement, failing which company shall be liable to the N.A. assessment such fine as the Collector may direct.



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CERTIFIED TRUE COPY  
For, MUKAND LIMITED

TRADEEP M.K.  
Sider - Legal



By Registered Post A.D.

No. ULC/ M-94/ SC /IC/GAC/ 754  
Directorate of Industries,  
New Administrative Building,  
Opp: Mantralaya,  
BOMBAY-400 032.

To

M/s. Mukund Iron & Steel Works Ltd.,  
Dal Bahadur Shastri Marg,  
Kurla, Bombay-400 070.

31 OCT 1983

Sub:- Exemption under Section 20  
of ULCA for Industrial Use.

Ref:- Your application, dated  
21.1.1977.

Sir,

I am enclosing herewith exemption order granted in your favour  
under section 20(i) alongwith the plan. Please acknowledge the  
receipt.

Yours faithfully,

Industries Officer(ULC)  
for Industries Commissioner.

Encl: As above.

C.C.

Housing & Special Assistance

1. Secretary, ~~Construction Department~~ Department, 7th Floor,  
Opp. Mantralaya, Bombay-400 032.
2. Collector, Competent Authority, Gr. Bombay Urban Agglomeration,  
New Administrative Building, 1st Floor, Opp. Mantralaya, Bombay-400032
3. Collector, Competent Authority, ~~Sahakar Bhavan, Kurla~~ Mahatma Phule  
Sahakar Bhavan, Kurla Lane, Thane-400 604.
4. The Municipal Commissioner, Greater Bombay/Pune Municipal  
Corporation, Chief Officer, Thane/Ulhasnagar/Dispri-Chinchwad-  
Municipal-Council, Bombay-400 031

GCP.ROTA/QC-1355(B)(3,000-3-80)



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GRANT OF N. S. PERMISSIBLE RIGHTS UNDER IRISH AND STRZEL COMPANY.

Sl. No.	Area	Ac. Cts. Sq.	Original / ...Kant /	Area
238 / 1	0-06-00	257/2 Pt.	0-05-12	
238 / 2	0-02-00	258/2 Pt.	0-03-00	
239 / 3	0-08-00	259/2 Pt.	0-19-12	
239 / 4	0-12-00	260/2 Pt.	0-19-00	
239 / 5	0-12-00	260/2	0-17-00	
239 / 6	0-10-08	260/2	0-26-12	
240 / 1	0-01-08	262/5	0-27-12	
240 / 2	0-29-12	222 252/7	0-01-00	
240 / 3	1-02-08	261/1	1-28-00	
240 / 4	0-27-04	251/7	0-02-12	
240 / 5	0-20-04	254/3	0-14-08	
240 / 6	0-11-12	254/4 Pt.	0-20-08	
241 / 1	0-01-08	254/5 Pt.	0-24-00	
241 / 2	0-01-00	254/5	0-02-04	
241 / 3	0-05-00	254/7	0-14-08	
241 / 4	0-07-04	271/1 Pt.	0-10-08	
241 / 5	0-02-08	271/3	0-02-08	
241 / 6	0-12-02	271/3 Pt.	0-02-04	
241 / 7	0-13-08	271/3 Pt.	0-02-08	
241 / 8	0-07-12	271/3 Pt.	0-02-08	
241 / 9	0-01-04	271/3	0-02-08	
241 / 10	0-12-04	272/3 Pt.	0-02-08	
241 / 11	0-07-08	272/3 Pt.	0-02-08	
241 / 12	0-02-08	272/3 Pt.	0-02-08	
241 / 13	0-04-12	272/3 Pt.	0-02-08	
241 / 14	0-02-04	272/3 Pt.	0-02-08	
241 / 15	0-12-12	272/3 Pt.	0-02-08	
241 / 16	0-02-08	272/3 Pt.	0-02-08	
241 / 17	0-15-12	272/3 Pt.	0-02-08	
241 / 18	0-02-08	272/3 Pt.	0-02-08	
241 / 19	0-02-08	272/3 Pt.	0-02-08	
241 / 20	0-02-08	272/3 Pt.	0-02-08	
241 / 21	0-02-08	272/3 Pt.	0-02-08	
241 / 22	0-02-08	272/3 Pt.	0-02-08	
241 / 23	0-02-08	272/3 Pt.	0-02-08	
241 / 24	0-02-08	272/3 Pt.	0-02-08	
241 / 25	0-02-08	272/3 Pt.	0-02-08	
241 / 26	0-02-08	272/3 Pt.	0-02-08	
241 / 27	0-02-08	272/3 Pt.	0-02-08	
241 / 28	0-02-08	272/3 Pt.	0-02-08	
241 / 29	0-02-08	272/3 Pt.	0-02-08	
241 / 30	0-02-08	272/3 Pt.	0-02-08	
241 / 31	0-02-08	272/3 Pt.	0-02-08	
241 / 32	0-02-08	272/3 Pt.	0-02-08	
241 / 33	0-02-08	272/3 Pt.	0-02-08	
241 / 34	0-02-08	272/3 Pt.	0-02-08	
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CERTIFIED TRUE COPY  
For, MUKAND LIMITED

PRADIP M.K.  
Chief - Legal

0	0-10-00	27 / 0	0-00-00 ✓
1	0-16-09	28 / 0	0-04-04 ✓
2	0-27-08	29 / 0	1-00-10 ✓
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4	0-00-00	31 / 0	0-00-00 ✓
5	1-07-04	32 / 1	0-10-00 ✓
6	2-14-04	33 / 1	0-12-00 ✓
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 100. 2022-23

Grand Total. 87-10-05

CERTIFIED TRUE COPY  
 For, MUKAND LIMITED, Thane.

PRADEEP M.K.  
 Chief - Legal

11. Company shall not sell, lease or otherwise transfer the plot in any way without the previous permission of the Collector.

12. If any of the foregoing the conditions are contravened, the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the Land Revenue Code, and rules there under continue the said plot in their occupation on payment of such fine and or assessment collector may direct.

13. Notwithstanding any thing contained above it shall be lawful for the Collector to direct the removal or alteration of any of the buildings or structures erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the Collector or the authority superior to him, carried out within the prescribed period, the Collector may cause the same to be carried out and order recovery of the cost required for carrying out the same from him as an arrears of the Land Revenue.

14. Save as herein provided, the grant shall be subject to the provisions of the L.R.C.

15. Company shall pay since the survey fees to Mamlatdar Thana for further particulars if any to may approach Mamlatdar Thana.

Company



X *[Signature]*  
Collector, Thana.

To Mukund Iron and Steel Works Ltd,  
Kurla Bombay 70 As.

PDE/8.4.

CERTIFIED TRUE COPY  
For, MUKAND LIMITED

*[Signature]*  
PRADEEP M.K.  
Chief - Legal



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No. MB/VI/NAP/SR/ 158  
 Collector's Office,  
 Thana 13, April 1963.

- Read:- 1. Application of Mukund Iron and Steel Works Ltd, dt. 8-1-1963 for grant of N.A. permission in S.No. 57 Part, 80part, 71pt, 81pt of village Dighe Tal. Thana.
2. Case papers ending with Mamlatdar Thana's No. NAP/SR/58 dated 2-3-1963.



**O R D E R**

The Collector of Thana is hereby pleased to grant N.A. permission under Sec. 55 of Land Revenue Code to Mukund Iron and Steel Works Ltd. for the land admeasuring 188153-00 sq.yds. out of S.No. 57 part, 80pt, 71pt of Village Dighe Tal. Thana subject to the conditions specified below.

L 71 kust

1) Company ( the plot holder) shall use the above mentioned lands for Industrial purpose only, the use of the land for any purpose other than that for which the permission is granted, is prohibited under section 48 of the Land Revenue Code, and it shall be lawful for the Collector to levy such fine and assessment as he may deem fit for a change in the specified use of the land with all without previous permission

2) Company shall pay the N.A. Assessment of the plots according to the current rates plus local fund cess per annum. It is guaranteed upto 31-7-64.

3) The area and N.A. assessment is liable to alteration according to the actual area arrived at by measurement by the Land Record Department, and any further orders fixing such area and N.A. assessment, consequent upon the final measurement shall form part of the sanad and be binding on the Company.

4) Company shall build on an area not exceeding 1900-00 Sq.yds. as shown in the accompanying approved plan or observing Thana District building regulations and on obtaining necessary commencement certificate from Dighe Gram Panchayat and shall leave remaining area not less than Sq.yds. open to the sky.

5) Company shall not erect any additional or older nation in the approved plan of buildings nor shall be subdivide the plot, without obtaining previous permission of the Collector.

6) Company will be allowed a maximum of 1/3rd (one third) of the total area of the plot to be built upon, provided the remaining area is left open to the sky.

7) Company shall keep 15'-00 margin on road side & 10'-00 margin along the rest of the other sides within the perimeter of the plot.

8) Company shall execute the sanad in Form 'M' and 'MH' inserting the above conditions in the form 'M' in the period of three months from the date of actual commencement of N.A. use failing which N.A. permission shall be liable to be cancelled. For execution of Sanad he shall approach Mamlatdar.

9) The N.A. use of the plot must commencement within six months from the date of this order, failing which permission shall be liable to be cancelled.

10) Company shall inform the Mamlatdar Thana in writing through the Village Officers, date on which N.A. use commences within a period of one month from the date of commencement, failing which company shall be liable to the N.A. assessment such fine as the Collector may direct.



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CERTIFIED TRUE COPY  
 For MUKUND LIMITED

*[Signature]*  
 BRAD LEP M.L.C.  
 District - Legal

By Registered Post A.D.

No.ULC/M-94/SC /IC/GAD/ 754  
Directorate of Industries,  
New Administrative Building,  
Opp: Mantralaya,  
BOMBAY-400 032.

To

M/s. Mukund Iron & Steel Works Ltd.,  
Dal Bahadur Shastri Marg,  
Kurla, Bombay-400 070.

10 OCT 1983

Sub:- Exemption under Section 20  
of ULCA for Industrial Use.

Ref:- Your application, dated  
21.1.1977.

Sir,

I am enclosing herewith exemption order granted in your favour  
under section 20(i) alongwith the plan. Please acknowledge the  
receipt.

Yours faithfully,

Industries Officer(ULC)  
for Industries Commissioner.

Encl: As above.

C.C.

Housing & Special Assistance

1. Secretary, ~~Construction Department~~ Department, 7th Floor,  
Opp. Mantralaya, Bombay-400 032.
2. Collector, Competent Authority, Gr. Bombay Urban Agglomeration,  
New Administrative Building, 1st Floor, Opp. Mantralaya, Bombay-400032
3. Collector, Competent Authority, ~~Gr. Bombay Urban Agglomeration~~ Mahatma Phule  
Sahakar Bhavan, Kadva Lane, Thane-400 504.
4. The Municipal Commissioner, Greater Bombay/Pune Municipal  
Corporation, Chief Officer, Thane/Ulhasnagar/Elipri-Chinchwad-  
Municipal Council, Bombay-400551

GCP.ROTA/QC-1355(B)(3,000-3-80)



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The Revised Schedule

Details regarding the applicant and the vacant land possessed by him for which exemption is sought under Section 2C of the Urban Land (Ceiling and Regulations) Act 1976.

1. Name & Address of the person holding the land. : M/s. Mukund Iron & Steel Works Ltd.  
Lal Bahadur Shastri Marg,  
Kurla, Bombay-400 070.
2. Status of the person. : Joint Stock Co.
3. Number and date of the application. : Dated 15-1-94.
4. Name of the Urban Agglomeration in which the land for which exemption is sought is situated. : Greater Bombay and Thane
5. Description of Property for which exemption is sought. : Plot No.15, Kurla, Kiroli, Bombay  
Plot No.239,240,241,244,245 etc.  
at Kalwa, Thane.
- a) District, Taluka, Village, Survey No. :
- b). Total Plot Area in (Sq.Mtrs.) : 

Kurla, Bombay	Kalwa, Thane
1,00,530.20	6,08,908.96
Sq.Mtrs.	Sq.Mtrs.
- c) Area to be acquired for Public Purpose by Local Authority. : 1,350.00 Sq.Mtrs. -Nil-
- d) Net Plot Area. : 99,180.20 Sq.Mtrs. 6,08,908.96 Sq.M.
- e) Area under the building : 49,815.57 -" 89,619.00 -"
- f) Area of the land appurtenant to the buildings as per Sec.2(g) of the Act. : 24,857.97 -" 23,704.31 +  
65,844.39  
(Excess appurtenant land)
- Bonus for 3 Dwelling Units. : 1,500.00 Sq.Mtr. 12,000.00 Sq.M.
- g) Area of the land non-vacant under Sec.2(Q)(i) : -Nil- -Nil-
- h) Whichever is more from (f) and (g) : -Nil- -Nil-
- i) Area of land kept vacant: 12,980.51 Sq.M. 2,26,333.90 Sq.M. as per statutory regulation.
- (1) Internal Road - 4125.50  
Recreation ground. - 2500.00  
(2) Community open space - 4959.01  
(3) Parking area - 1396.00  
17,980.51



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	<u>Kurla, Bombay</u>	<u>Kalwa, Thane</u>
5. j) Area of land of proposed structure.	-Nil-	6,895.23 Sq.Mtr.
Appurtenant Land to proposed structure.	--	6,895.23 --
k) Total Non-vacant	89,153.08 Sq.M.	5,83,715.15 Sq.M.
l) Total vacant land	10,027.12 Sq.M.	1,77,546.60 --
m) Area of vacant land within matter of course exemption limit/permitted to retain.	20,000.00 --	--Nil--
n) Area upto ceiling limit.	-Nil-	--Nil--
o) Area of vacant land exempted.	10,027.12 Sq.M.	2,26,333.90 + 6895.23 6,895.23 + 69,844.19 (5,03,715.15 Sq.Mtr.)
p) Area of excess vacant lands in which exemption is rejected.	-Nil-	--Nil-- (There is no change in the figures of original schedule as far as land at Kalwa (Thane) is concerned.)

(Site Plan attached only for Kurla land)



By order and in the name of the Governor of Maharashtra.

*S. L. Kulkarni*  
( S. L. Kulkarni )  
Additional Industries Commissioner &  
Ex-Officio Dy. Secretary to Government,  
Housing & Special Assistance Deptt.



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# INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)  
3<sup>rd</sup> Floor, Sapphire Chambers, Near Baner Telephone Exchange,  
Baner, Pune - 411 045.



Dear Sir / Madam,

Permanent Account Number (PAN)  
**AAACM5008R**

For MUKAND LIMITED

*[Signature]*  
Authorised Signatories

Your request for changes / corrections in PAN data / reprint of PAN card has been processed and new PAN card is enclosed.

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

Income Tax Department maintains a website - [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

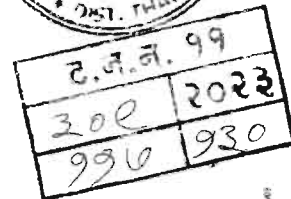
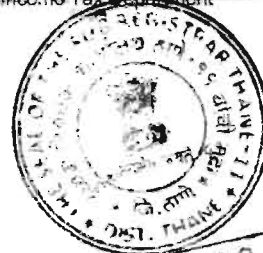
PRG ED - PCC / 00018 / 27022013\_02 / FFL



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MUKAND LIMITED

MUKAND LIMITED,  
3RD FLOOR, BAJAJ BHAVAN,  
JAMNALAL BAJAJ MARG, NARIMAN POINT, MUMBAI,  
MAHARASHTRA - 400021  
TEL. NO. 22 - 22822222



(This being a computer-generated letter, no signature is required)

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARVIND M KULKARNI  
MADHAV LAXMAN KULKARNI

19/08/1951  
Permanent Account Number  
AJHPK4186G



*Arvind M. Kulkarni*

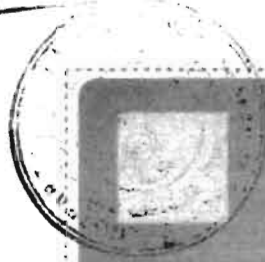
*Arvind M. Kulkarni*



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**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT OF INDIA

आयकर विभाग द्वारा जारी  
Permission Account Number Card  
**AATCA0250C**

www/Name  
AGP DC INFRA TWO PRIVATE LIMITED

परिचय संख्या  
06/12/2019



एक वर्ष के अंत में या पूरे वर्ष अंत में/अंत में:  
आयकर विभाग को, एक वर्ष में  
5 में अंतर, अंत में/अंत में,  
वर्ष 4, 341, अंत में 997/8,  
जहां अंत में, अंत में अंत में अंत में,  
अंत में - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Mansi Sterling,  
Plot No. 441, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Pune - 411 016.

Tel: 91-20-2722 8080, Fax: 91-20-2721 8081  
e-mail: info@panindia.co.in



For AGP DC Infra Two Private Limited  
Authorized Signatory



© 2014 VGP DC Infra Two Private Limited

Authorized Signatory

(

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AIGPS4816E**


नाम /NAME  
**MANISH SANSI**

पिता का नाम /FATHER'S NAME  
**OMPRAKASH SANSI**

जन्म तिथि /DATE OF BIRTH  
**24-07-1971**

हस्ताक्षर /SIGNATURE

(PRADYOT K. MISRA)  
अध्यक्ष, कंप्यूटर सेक्टर  
Commissioner of Income-tax (Computer Operations)



*Manish*



30/07/2013  
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भारत सरकार  
Government of India

मनीम सांसी  
Manish Sansi  
जन्म तिथि / DOB : 24/07/1971  
पुरुष / Male

Issue Date: 18/06/2012

4454 8335 8391

मेरा आधार, मेरी पहचान

*Handwritten signature*



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भारतीय विशिष्ट आळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक: / Enrolment No.: 0664/10701/00868

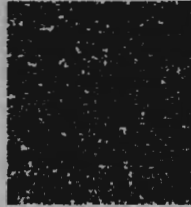
Download Date: 17/08/2018

To  
मनुराज राजसेखरन नवर  
Manuraj Rajasekharan Nair  
B- wing mahamaya co. op. soc.  
subhash tekdi ambedkar chowk  
Uthasrnagar 4  
Thane Maharashtra - 421004  
7768050948

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8338 7446 0943

VID : 9178 4152 4620 0173

माझे आधार, माझी ओळख

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भारत सरकार  
Government of India



मनुराज राजसेखरन नवर  
Manuraj Rajasekharan Nair  
जन्म तारीख/DOB: 03/10/1997  
पुल्ल/ MALE

8338 7446 0943

VID : 9178 4152 4620 0173

माझे आधार, माझी ओळख



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकरत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.






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Unique Identification Authority of India

ट. नं. ज.	308
Address	Subhash Ramamaya co. op. soc., subhash ramamaya chowk, Uthasagar 4, Thane Maharashtra - 421004
928	



8338 7446 0943

UID: 8178 4152 4621 0173

आयकर विभाग INCOME TAX DEPARTMENT RAJ KUMAR ROY SURENDRA PRASAD ROY 13/04/1968 Permanent Account Number ABFPR9663L 200 Signature		भारत सरकार GOVT. OF INDIA  
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200



ट.न.न. ११	
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926	930



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दस्तावेज गोपबारा भाग-2

दस्तावेज नं. 930/930

दस्तावेज क्रमांक:309/2023

दस्तावेज क्रमांक :दस्तावेज11/309/2023

दस्तावेजा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:मुकुंद विमिटेड तर्फे अधिकृत मधीकरता ए. एम्. कुलकर्णी - पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: ब्रजराज भवन, 3 ग मजला, वसनाबाल ब्रजराज मार्ग, 226, नवीमन पॉइंट, मुंबई, ब्यांक नं. - रोड नं: - , महाराष्ट्र, मुम्बई. पिन नंबर:AAACM5008R	विह्वल देणार वय :-71 स्वाक्षरी		
2	नाव:एजीपी डीपी इन्फ्रा टू प्रा. लि. तर्फे अधिकृत मधीकरता मनीष मांसी - पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: असेटन हाऊस नं. 30, किमेंट रोड, वेंगळूर, ब्यांक नं. - रोड नं. - कलॉन्क बंगलोर, पिन नंबर:AATCA0250C	विह्वल देणार वय :-51 स्वाक्षरी		

वरील दस्तावेज करून देणार नथाकधीन अभिहस्तांतरणपत्र चा दस्तावेज करून दिल्याचे कतबुल करणान.  
शिक्का क्र.3 ची वेळ:05 / 01 / 2023 02 : 14 : 24 PM

ओळख -

खात्रील इनाम असे निवेदीन करणान की ते दस्तावेज करून देणा-याना व्यक्तीशः ओळखतान, व न्यांची ओळख पटविणान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:मनुराज आर. नाथ वय:24 पत्ता:उन्हासमना 43 टाणे पिन कोड:421004	स्वाक्षरी		
2	नाव:राजकुमार रवी वय:54 पत्ता:वीकमी मुंबई पिन कोड:400051	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:05 / 01 / 2023 02 : 15 : 06 PM

शिक्का क्र.5 ची वेळ:05 / 01 / 2023 02 : 19 : 41 PM नोंदणी पुस्तक 1 मध्ये

सह दस्तऐवज निबंधक वर्ग-2  
ठाणे क्र. 99

प्रगतपिल करण्यात येते की, जवळ दस्तावेज  
हस्तगत पावे..... 930..... आहेत:  
पुस्तक क्र..... 9..... नधील  
क्रमांक..... 309..... वर बोलला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Receipt Number	Deface Date
1		Certificate	MH012647259202223E	592/2022	13828800			
2		DHC		0501202305671	600	RF	0501202305671D	05/01/2023
3		DHC		0501202305591	2000	RF	0501202305591D	05/01/2023
4		eChallan		MH012876029202223E	30000	RF	0006584044202223	05/01/2023

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

309 /2023

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