

369/14482
Friday, July 12, 2024
6:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 16324 दिनांक: 12/07/2024

गावाचे नाव: देवनार

दस्तऐवजाचा अनुक्रमांक: करल1-14482-2024

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

भादग करणाऱ्याचे नाव: अतिया ईस्टेट्स प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता अमोल राणे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2000.00


पृष्ठांची संख्या: 100

DELIVERED

एकूण:

रु. 2100.00

आपणाम मूल दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:18 PM ह्या वेळेस मिळेल.


 दु. निबंधक कुर्ला 1

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भगलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक
कुर्ला-१ (ता-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724126516847 दिनांक: 12/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724128806338 दिनांक: 12/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005116763202425E दिनांक: 12/07/2024

बँकेचे नाव व पत्ता:

Rane

CHALLAN
MTR Form Number-6



GRN	MH005116763202425E	BARCODE		Date	12/07/2024-12:18:02	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ATIA ESTATES PRIVATE LIMITED				
Location	MUMBAI	Flat/Block No.	CITY SURVEY NOS. 74A/3A AND 75, VILLAGE				
Year	2024-2025 One Time	Premises/Building	DEONAR				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	500.00	GOVANDI STATION ROAD, DEONAR	CHEMBUR, MUMBAI		4 0 0 0 8 8
0030063301 Registration Fee	100.00				

Remarks (If Any)		SecondPartyName=METAL BOX INDIA LIMITED-					
Amount In	Six Hundred Rupees Only						
Words							
Total	600.00						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024071212918	2878610888		
Cheque/DD No.		Bank Date	RBI Date	12/07/2024-12:20:07	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9100000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-14482	0002798415202425	12/07/2024-18:58:30	IGR197	100.00

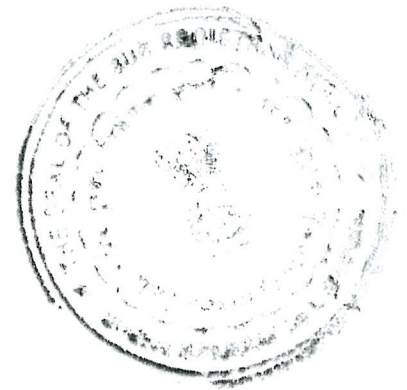
GRN : MH005116763202425E Amount : 600.00

Bank : IDBI BANK

Date : 12/07/2024-12:18:02

2	(iS)-369-14482	0002798415202425	12/07/2024-18:58:30	IGR197	500.00
Total Defacement Amount					600.00

Handwritten note in a box:
757
98752 2 900
2028





CHALLAN
MTR Form Number-6



GRN	MH005116763202425E	BARCODE			Date	12/07/2024-12:18:02	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)					
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		ATIA ESTATES PRIVATE LIMITED			
Location MUMBAI				Flat/Block No.		CITY SURVEY NOS. 74A/3A AND 75, VILLAGE			
Year 2024-2025 One Time				Premises/Building		DEONAR			
Account Head Details			Amount In Rs.						
0030045501 Stamp Duty			500.00		Road/Street		GOVANDI STATION ROAD, DEONAR		
0030063301 Registration Fee			100.00		Area/Locality		CHEMBUR, MUMBAI		
					Town/City/District				
					PIN		4 0 0 0 8 8		
					Remarks (If Any)				
					SecondPartyName=METAL BOX INDIA LIMITED~				
					Amount In		Six Hundred Rupees Only		
Total			600.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024071212918 2878610888	
Cheque/DD No.				Bank Date		RBI Date		12/07/2024-12:20:07 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9100000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयीत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724128806338	Date 12/07/2024
Received from DHC, Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 12/07/2024
Bank CIN 10004152024071206002	REF No. 419447333490
This is computer generated receipt, hence no signature is required.	

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2028



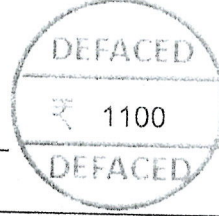


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724128806338	Receipt Date	12/07/2024
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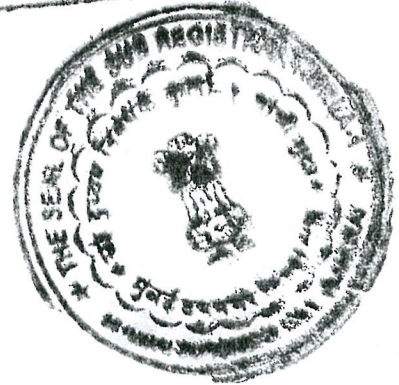
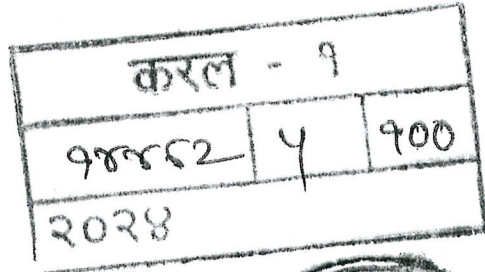
Received from DHC, Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 14482 dated 12/07/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	12/07/2024
Bank CIN	10004152024071206002	REF No.	419447333490
Deface No	0724128806338D	Deface Date	12/07/2024

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







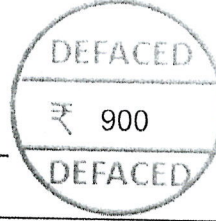
Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724126516847

Receipt Date 12/07/2024

Received from DHC, Mobile number 9100000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 14482 dated 12/07/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 12/07/2024

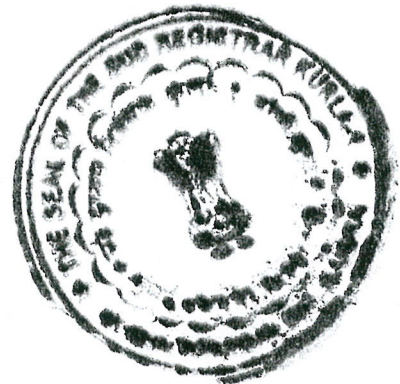
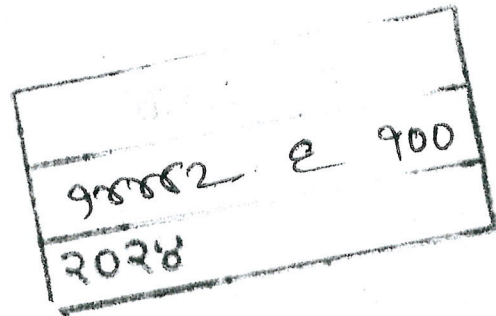
Bank CIN 10004152024071215880

REF No. NA

Deface No 0724126516847D

Deface Date 12/07/2024

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करल - १		
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DEED OF RECTIFICATION

This Deed of Rectification ("**Deed**") made at Mumbai this 12th day of July, 2024

BETWEEN

METAL BOX INDIA LIMITED, formerly known as *The Metal Box Company of India Limited*, a company incorporated under the provisions of the Indian Companies Act, 1913 and now deemed to be registered under the provisions of Companies Act, 2013, (CIN U14106DL1933PLC102722) having its registered office at 4 Scindia House (1st Floor), Connaught Place, New Delhi 110001, represented by Mr. Ravindrakumar Srivastava – Authorised Signatory, hereinafter referred to as "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and assigns) of the **ONE PART**;

AND

ATIA ESTATES PRIVATE LIMITED, a company registered under the provisions of Companies Act, 1956 and now deemed to be registered under the provisions of Companies Act, 2013, (CIN U70102WB2013PTC194882) having its registered office at 4B Minto Park Syndicate, 13 D.L. Khan Road, Kolkata 700027, represented by its Authorised Signatory Mr. Amol Rane hereinafter referred to as "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART**.

The Vendor and the Purchaser shall be individually referred to as the "Party" and shall be collectively referred to as the "Parties".

WHEREAS:

A. By and under Deed of Conveyance dated December 27, 2022 and registered with the office of the Sub-Registrar of Assurances at Kurla No. 1 under Serial No. KRL1-23243-2022 (hereinafter referred to as the "**Deed of Conveyance**") made and executed by and between the Parties, the Vendor has sold transferred and assigned all those pieces and parcels of land bearing City Survey Nos. 74A/3A and 75 of Village Deonar, together with all that right/ interest/ benefit/ compensation/ entitlement in lieu of land formerly forming part of C.T.S. No. 75 and acquired for Road, in the registration District and Sub-District of Mumbai City and Mumbai Suburban M/East Ward of Municipal Corporation of Greater Mumbai, situate, lying and being at Govandi Station Road, Deonar, Chembur, Mumbai - 400 088 (therein collectively referred to as "**the Property**") for the consideration and on the terms and conditions contained therein.

B. Recital (ii) of the Deed of Conveyance recorded as under:

(ii) By and under an Understanding made between the Vendor and the Purchaser, the Vendor has agreed to *inter alia* grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor, the properties as are mentioned hereunder, for the consideration and on the terms and conditions more particularly mentioned therein:

R. R.

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(a) portion of the Larger Property being freehold land admeasuring approximately 22,606.52 square metres comprising of: (a) an area of approximately 19,864.90 square metres bearing City Survey No. 74A/3A of Village Deonar; (b) an area of approximately 759.50 square metres bearing City Survey No. 74A/1 of Village Deonar; (c) an area of approximately 169.90 square metres bearing City Survey No. 75 of Village Deonar; and (d) an area of approximately 1,812.22 square metres which is not reflected in the Property Register Card/s, situate, lying and being at Govandi Station Road, Deonar, Chembur, Mumbai - 400 088, together with all the attachments and hereditaments thereto (hereinafter referred to as the "said Property");

(b) any rights, interest and benefits accruing to the Vendor from portion of the Larger Property being land admeasuring 2,277.20 square metres which was acquired by the Municipal Corporation of Greater Mumbai ("MCGM") for Road including but not limited to 205.00 square metres of land comprised therein for which the Vendor is yet to receive compensation;

(c) the disputed and encumbered land from portion of the Larger Property admeasuring 642.90 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery and not handed over to the MCGM, subject to the understanding/ agreement/s between the Vendor and Kukreja Construction Company in respect thereof;



assignment of all that piece/s and parcel/s of land admeasuring approximately 464.86 square metres which are leased by the Indian Railways to the Vendor and which do not form part of the Larger Property;

(e) piece/s and parcel/s of land admeasuring approximately 360.99 square metres of which the Vendor is in adverse possession and which do not form part of the Larger Property;

(f) any items in the said Property as per the Understanding between the Parties; and

(g) further, the Vendor has agreed to grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor: (a) any rights, interest and benefits accruing to the Vendor from portions of the Larger Property being: land admeasuring 7,212.00 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery which was handed over to the MCGM, land admeasuring 8,595.50 square metres bearing City Survey No. 74A/4 of Village Deonar reserved for recreation ground which was handed over to the MCGM and land admeasuring 1,378.25 square metres bearing City Survey No. 74A/5 of Village Deonar reserved for D.P. Road which

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was handed over to the MCGM including but not limited to additional FSI for the said D.P. Road; and (b) portion of the Larger Property being land admeasuring approximately 14,495.50 square metres which is subject to the development agreement dated October 16, 2004 executed between the Vendor and Kukreja Construction Company.

C. The Parties are desirous of rectifying and amending the said Recital (ii) whereby sub-clause (d) does not form part of the said Recital and accordingly the amended Recital (ii) shall read as under:

(ii) By and under an Understanding made between the Vendor and the Purchaser, the Vendor has agreed to *inter alia* grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor, *inter alia* the properties as are mentioned hereunder, for the consideration and on the terms and conditions more particularly mentioned therein:

(a) portion of the Larger Property being freehold land admeasuring approximately 22,606.52 square metres comprising of: (a) an area of approximately 19,864.90 square metres bearing City Survey No. 74A/3A of Village Deonar; (b) an area of approximately 759.50 square metres bearing City Survey No. 74A/1 of Village Deonar; (c) an area of approximately 169.90 square metres bearing City Survey No. 75 of Village Deonar; and (d) an area of approximately 1,812.22 square metres which is not reflected in the Property Register Card/s, situate, lying and being at Govandi Station Road, Deonar, Chembur, Mumbai - 400 088, together with all the attachments and hereditaments thereto (hereinafter referred to as the "said Property");

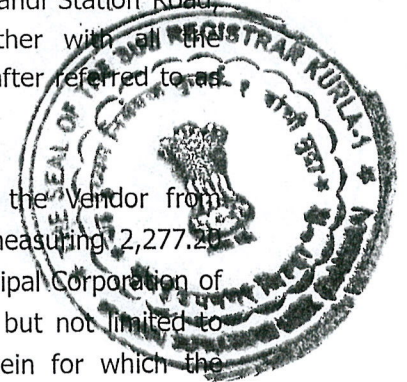
(b) any rights, interest and benefits accruing to the Vendor from portion of the Larger Property being land admeasuring 2,277.20 square metres which was acquired by the Municipal Corporation of Greater Mumbai ("MCGM") for Road including but not limited to 205.00 square metres of land comprised therein for which the Vendor is yet to receive compensation;

(c) the disputed and encumbered land from portion of the Larger Property admeasuring 642.90 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery and not handed over to the MCGM, subject to the understanding/ agreement/s between the Vendor and Kukreja Construction Company in respect thereof;

(d) piece/s and parcel/s of land admeasuring approximately 360.99 square metres of which the Vendor is in adverse possession and which do not form part of the Larger Property;

(e) any items in the said Property as per the Understanding between the Parties; and

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(f) further, the Vendor has agreed to grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor: (a) any rights, interest and benefits accruing to the Vendor from portions of the Larger Property being: land admeasuring 7,212.00 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery which was handed over to the MCGM, land admeasuring 8,595.50 square metres bearing City Survey No. 74A/4 of Village Deonar reserved for recreation ground which was handed over to the MCGM and land admeasuring 1,378.25 square metres bearing City Survey No. 74A/5 of Village Deonar reserved for D.P. Road which was handed over to the MCGM including but not limited to additional FSI for the said D.P. Road; and (b) portion of the Larger Property being land admeasuring approximately 14,495.50 square metres which is subject to the development agreement dated October 16, 2004 executed between the Vendor and Kukreja Construction Company.

D. The Parties are therefore desirous of recording the aforesaid amendment by executing this Deed.

NOW THIS DEED WITNESSETH THAT AND IT IS HEREBY AGREED AND CONFIRMED BY THE PARTIES AS UNDER:



Recital (ii) of the Deed of Conveyance shall be replaced as under:

By and under an Understanding made between the Vendor and the Purchaser, the Vendor has agreed to *inter alia* grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor, *inter alia* the properties as are mentioned hereunder, for the consideration and on the terms and conditions more particularly mentioned therein:

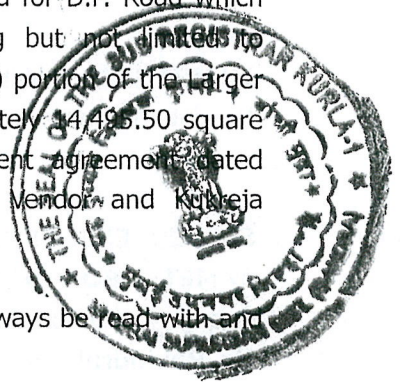
- (a) portion of the Larger Property being freehold land admeasuring approximately 22,606.52 square metres comprising of: (a) an area of approximately 19,864.90 square metres bearing City Survey No. 74A/3A of Village Deonar; (b) an area of approximately 759.50 square metres bearing City Survey No. 74A/1 of Village Deonar; (c) an area of approximately 169.90 square metres bearing City Survey No. 75 of Village Deonar; and (d) an area of approximately 1,812.22 square metres which is not reflected in the Property Register Card/s, situate, lying and being at Govandi Station Road, Deonar, Chembur, Mumbai - 400 088, together with all the attachments and hereditaments thereto (hereinafter referred to as the "**said Property**");
- (b) any rights, interest and benefits accruing to the Vendor from portion of the Larger Property being land admeasuring 2,277.20 square metres which was acquired by the Municipal Corporation of Greater Mumbai ("**MCGM**") for Road including but not limited to

R. R.

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205.00 square metres of land comprised therein for which the Vendor is yet to receive compensation;

- (c) the disputed and encumbered land from portion of the Larger Property admeasuring 642.90 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery and not handed over to the MCGM, subject to the understanding/ agreement/s between the Vendor and Kukreja Construction Company in respect thereof;
- (d) piece/s and parcel/s of land admeasuring approximately 360.99 square metres of which the Vendor is in adverse possession and which do not form part of the Larger Property;
- (e) any items in the said Property as per the Understanding between the Parties; and
- (f) further, the Vendor has agreed to grant, sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase and acquire from the Vendor: (a) any rights, interest and benefits accruing to the Vendor from portions of the Larger Property being: land admeasuring 7,212.00 square metres bearing City Survey No. 74A/2(pt) of Village Deonar reserved for extension to cemetery which was handed over to the MCGM, land admeasuring 8,595.50 square metres bearing City Survey No. 74A/4 of Village Deonar reserved for recreation ground which was handed over to the MCGM and land admeasuring 1,378.25 square metres bearing City Survey No. 74A/5 of Village Deonar reserved for D.P. Road which was handed over to the MCGM including but not limited to additional FSI for the said D.P. Road; and (b) portion of the Larger Property being land admeasuring approximately 14,495.50 square metres which is subject to the development agreement dated October 16, 2004 executed between the Vendor and Kukreja Construction Company.



2. The Deed of Conveyance shall for all intents and purposes always be read with and along with this Deed.
3. The Deed of Conveyance as amended by this Deed is valid and binding on the Parties.
4. The Schedule as stated in the Deed of Conveyance remains unchanged and the same is reproduced herein as under:-

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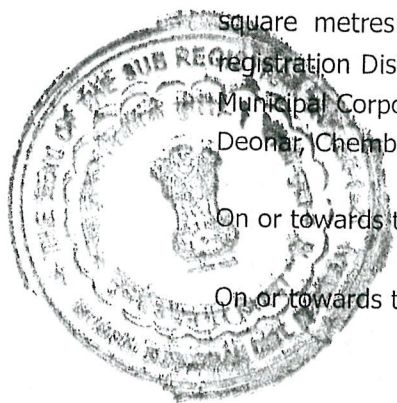
करल - १		
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THE SCHEDULE REFERRED TO ABOVE

("The Property")

"The Land" and "The Entitlement"

ALL THOSE pieces and parcels of land bearing City Survey Nos. (a) 74A/3A of Village Deonar admeasuring 19,864.90 square metres or thereabouts (as per the C.T.S. Plan and the Property Register Card); and (b) 75 of Village Deonar admeasuring 342.10 square metres or thereabouts (as per the C.T.S. Plan) and 309.29 square metres or thereabouts (as per the title deeds) and 310.97 square metres or thereabouts (as per the 7/12 extract) and 169.90 square metres or thereabouts (as per the Property Register Card), together with all that right/ interest/ benefit/ compensation/ entitlement in lieu of land admeasuring 205.00 square metres formerly forming part of C.T.S. No. 75 and acquired for Road, in the registration District and Sub-District of Mumbai City and Mumbai Suburban M/East Ward of Municipal Corporation of Greater Mumbai, situate, lying and being at Govandi Station Road, Deonar, Chembur, Mumbai - 400 088, and the Land is bounded as follows:



On or towards the North by	:	Central Railway Lines (Harbour), Kurla Mankhurd Railway Lines;
On or towards the South by	:	Partly by Existing 18.3 m. wide Govandi Station Road and partly by Land bearing City Survey No. 74A/3E;
On or towards the East by	:	Land bearing City Survey No. 74A/4; and
On or towards the West by	:	Lands bearing City Survey Nos. 74A/3B, 74A/3D & 74A/3E.

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Rectification as of the date first hereinabove written.

SIGNED, EXECUTED and DELIVERED)
 By **METAL BOX INDIA LIMITED,**)
 through its Authorised Signatory)
Mr. Ravindrakumar Srivastava)
 duly appointed vide Board Resolution dated)
 December 26, 2022)



Photograph



Left thumb impression

For Metal Box India Ltd.

Signature
 Authorised Signatory

करल - १		
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in the presence of:

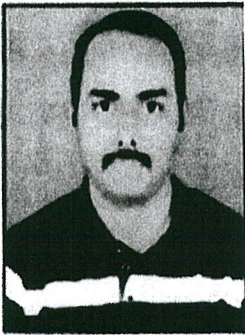
Witness:-

Signature :

Name : Akshay Suryavanshi
Address : Mumbai



SIGNED, EXECUTED and DELIVERED)
By **ATIA ESTATES PRIVATE LIMITED,**)
through its Authorised Signatory)
Mr. Amol Rane)
duly appointed vide Board Resolution dated)
October 31, 2022)



Photograph



Left thumb impression

For ATIA ESTATES PRIVATE LIMITED

Rane

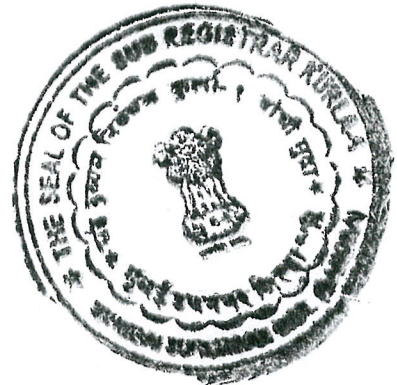
Signature Authorized Signatory

in the presence of:

Witness:-

Signature :

Name : Akshay Suryavanshi
Address : Mumbai

FOR AITIA ESTATES PRIVATE LIMITED

Registered Secretary





महाराष्ट्र शासन

मालमत्ता पत्रक

करल - १		
१४४५२	१४	१००
२०२४		



76441551128

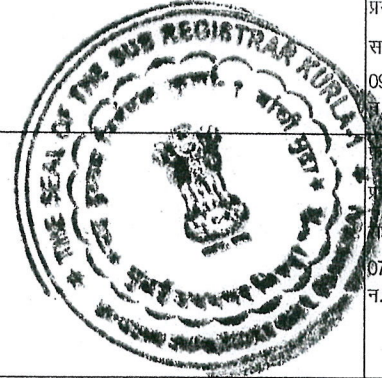
ULPIN: 76441551128

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : देवनार		तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
७४/अ/३अ		-	१९८६४.९०	सी	सु.वि.शे.सारा र.रु.११३६०/- दि.१/८/२००१ पासून.

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शोरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कृत
27/05/2004	स्व.सू. मा.जिल्हाधिकारी मु.उप.जिल्हा यांचे कडील आदेश क्र.दि.८/१०/२००३ पो.वि.मोजणी न.भू.अ.घाट यांचेकडील आदेश दि.२७/५/२००४.		H (घा.) [मे.मेटल बॉक्स कंपनी ऑफ इंडिया.] (शिल्लक क्षेत्र.)	फेरफार क्रं. १११ प्रमाणे सही- 27/05/2004 न.भू.अ.घाटकोपर.
09/06/2004	मा.अधीक्षक भूमिअभिलेख मुंबई उप.जिल्हा यांचेकडील पत्र क्र. न.भू.३व/देवनार /७४अ/एस.आर.१०७३/२००४ दि.८/६/२००४ अन्वये शेज बदल केला.			फेरफार क्रं. ११८ प्रमाणे सही- 09/06/2004 न.भू.अ.घाटकोपर.
07/10/2006	मा.जिल्हा मुंबई उप जिल्हा आदेश क्र. सी/कार्या २डी/ पो.वि/एस.आर.के. -६५२ दि. ७/१०/०५ अन्वये व इकडील अति.ता/पो.वि./मो.र.नं. २४१/०६ नुसार ७४अ/३ क्षेत्र ३३९१०.१५ या मिळकतीमधून पोटविभागांचे क्षेत्र १४०४५.२५ चौ.मी. वजा करून शिल्लक क्षेत्र कायम केले. व ७४अ/३ वा ७४अ/३अ शेज बदल केला. वजा क्षेत्राचे ७४अ/३व, ३क, ३ड, ३ई, ३फ, ३ग नविन पो.वि/मिळकत पत्रिका उघडणुन भूखंडाप्रमाणे कायम क्षेत्र, आरक्षण व मुळ मिळकत पत्रिकेतील नावे, सत्ता प्रकार नोंद दाखल केली.			फेरफार क्रं. २४७ प्रमाणे सही- 07/10/2006 न.भू.अ.घाटकोपर.
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.देवनार/फ.क्र.५९१ दिनांक १५/१२/२०१५अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एकोणीस हजार आठशे चौसष्ट पुर्णांक नऊ दशांश चौ.मी दाखल केले.			फेरफार क्रं. ५९१ प्रमाणे सही-
03/02/2023	विशेष फेरफार खरेदी नोंद - सह दु.नि. कुर्ला १ यांचेकडील र.द.क्र. २३२४३/२०२२ दिनांक २७/१२/२०२२ अन्वये तसेच असिस्टंट रजिस्टार ऑफ कंपनीज वेस्ट बंगाल यांचेकडील आर ओ सी क्र.०७६३१ दि ३१ मार्च १९७९ चे प्रमाणपत्र अन्वये मळकतीचे धारक पुर्वीचे नाव दि मेटल बॉक्स कंपनी ऑफ इंडिया लिमिटेड व आर ओ सी आताचे नाव (मेटल बॉक्स इंडिया लिमिटेड) यांनी खरेदी दिल्याने त्यांचे नाव कमी करून खरेदी घेणार अतिया ईस्टेट्स प्रायव्हेट लिमिटेड यांचे नाव दाखल केल्याची नोंद केली.	सह दु.नि. कुर्ला 1 23243/2022 27/12/2022	H अतिया ईस्टेट्स प्रायव्हेट लिमिटेड १९८६४.९० चौ.मी	फेरफार क्रं. ७५४ प्रमाणे सही- 03/02/2023 न.भू.अ. घाटकोपर



हे आकृता पत्रक डिजिटल साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक 03/02/2023 01:02:36 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 03/02/2023 10:02:36 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2207100002451855 हा क्रमांक वापरावा.



12/07/2024 7 02:12 PM

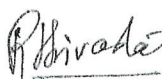
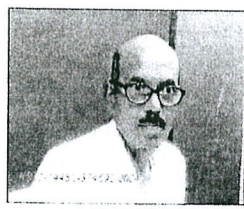
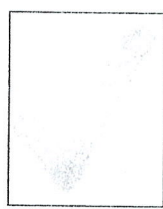

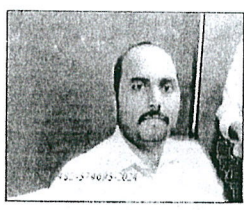

दस्त गोपवारा भाग-2

करल1

दस्त क्रमांक:14482/2024

दस्त क्रमांक :करल1/14482/2024

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र




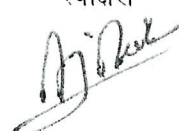


अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेटल बॉक्स इंडिया लिमिटेड पूर्वीचे नाव दि मेटल बॉक्स कंपनी ऑफ इंडिया लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता रविंद्रकुमार श्रीवास्तव पत्ता:प्लॉट नं: -, माळा नं: 1 ला मजला, इमारतीचे नाव: 4 मॅकिदिया हाऊस, ब्लॉक नं: कॉन्वर्ट प्लेस, रोड नं: न्यु दिल्ली, दिल्ली, सेंट्रल दिल्ली. पॅन नंबर:AABCM9196M	लिहून देणार वय :-63 स्वाक्षरी:- 		
2	नाव:अतिया ईस्टेट्स प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता अमोल राणे पत्ता:प्लॉट नं: 4बी, माळा नं: -, इमारतीचे नाव: मिंटो पार्क सिडिकेट, ब्लॉक नं: 13 डी. एल. खान रोड, रोड नं: कलकता, पश्चिम बंगाल, कॉळकाटा. पॅन नंबर:AALCA7536R	लिहून घेणार वय :-38 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:12/07/2024 07:01:09 PM

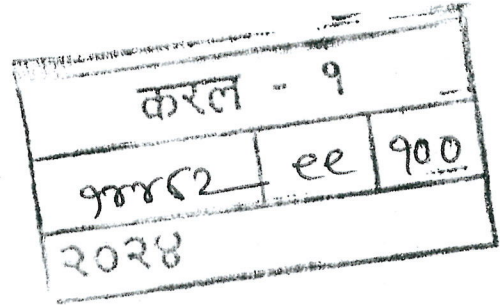
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितानात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अक्षय सुर्यवंशी - - वय:34 पत्ता:901, एम्पायर रेसीडेंन्सी सीएचएसएल, पाली रोड, कळंबोली, नवी मुं पिन कोड:410218	 स्वाक्षरी		
2	नाव:कल्पेश अजमेरा वय:46 पत्ता:ए/7, योगी संदेश, योगी नगर, एक्सर रोड, बोरीवली पश्चिम मुंबई पिन कोड:400091	स्वाक्षरी 		

शिक्षा क्र.4 ची वेळ:12/07/2024 07:02:00 PM

शिक्षा क्र.5 ची वेळ:12/07/2024 07:02:13 PM नोंदणी पुस्तक 1 मध्ये



सह. निबंधक कुर्ली

कुर्ली-9 (वर्ग-2)
Payment Details.

sr.	Purchaser	Type	Verification No./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATIA ESTATES PRIVATE LIMITED	eChallan	69103332024071212916	MH005116763202425E	500.00	SD	0002798415202425	12/07/2024
2		DHC		0724126516847	900	RF	0724126516847D	12/07/2024
3		DHC		0724128806338	1100	RF	0724128806338D	12/07/2024
4	ATIA ESTATES PRIVATE LIMITED	eChallan		MH005116763202425E	100	RF	0002798415202425	12/07/2024

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करल - १		
१७४४२	१००	१००
२०२४		



प्रमाणित करण्यात येते कि या दस्तावेज
एकूण रक्कम १०० पाने आहेत
करल-१/१७४४२ /२०२४
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : १२/०४/२०२४

सु.भा. म्हसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



सूची क्र.2

दुय्यम निबंधक : सह दु.ति. कुर्ला 1

दस्त क्रमांक : 14482/2024

12/07/2024

नोंदणी :

Regn:63m

गावाचे नाव : देवनार

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदर दस्त हे मूळ दस्त क्र. करल-1/23243/2022 चे चुकदुरुस्तीपत्र आहे व इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 74A/3A,75 ;))
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तपत्रेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेटल बॉक्स इंडिया लिमिटेड पूर्वीचे नाव दि मेटल बॉक्स कंपनी ऑफ इंडिया लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता रविंद्रकुमार श्रीवास्तव वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: 1 ला मजला, इमारतीचे नाव: 4 स्किंदिया हाऊस, ब्लॉक नं: कॉन्वॉट प्लेम, रोड नं: न्यु दिल्ली, दिल्ली, सेंट्रल दिल्ली. पिन कोड:-110001 पॅन नं:-AABCM9196M
(8) दस्तपत्रेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अतिया ईस्टेट्स प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता अमोल राणे वय:-38; पत्ता:-प्लॉट नं: 4बी, माळा नं: -, इमारतीचे नाव: मिंटो पार्क सिंडिकेट, ब्लॉक नं: 13 डी. एल. खान रोड, रोड नं: कलकत्ता, पश्चिम बंगाल, कॅलकटा. पिन कोड:-700027 पॅन नं:-AALCA7536R
(9) दस्तपत्रेवज करून दिल्याचा दिनांक	12/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14482/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद Correction Deed

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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATIA ESTATES PRIVATE LIMITED	eChallan	69103332024071212918	MH005116763202425E	500.00	SD	0002798415202425	12/07/2024
2		DHC		0724126516847	900	RF	0724126516847D	12/07/2024
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4	ATIA ESTATES PRIVATE LIMITED	eChallan		MH005116763202425E	100	RF	0002798415202425	12/07/2024

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



खरी प्रत

सह. दुय्यम निदंधक, कुली-१
मुंबई उपनगर जिल्हा.