

गावाचे नाव: बेलापूर

पावती क्र.: 22176

दिनांक: 06/12/2021

दस्तऐवजाचा अनुक्रमांक: टनन3-20171-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - -

नोंदणी फी

रु. 24100.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 25600.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:00 AM ह्या वेळेस मिळेल.Joint Sub Registrar Thane 3  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

वाजार मूल्य: रु.2403915.5 /-

मोबदला रु.1103483/-

भरणेले मुद्रांक शुल्क : रु. 144300/-

1) देयकाचा प्रकार: DHC रकम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202104004 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.24100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009533907202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. ति. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 3

दमन क्रमांक : 20171/2021

नोदणी :

Regn 53m

गावाचे नाव : वेलापूर

(1)चिन्हाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1103483
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2403915.5
(4) भू मापन,पोटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 20 पहिला मजला बिल्डिंग कर्मश्रियन आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी बी डी वेलापूर नवी मुंबई( ( Plot Number : 7 : SECTOR NUMBER : 22 : ) )
(5) क्षेत्रफळ	1) 493.40 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दमनऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडबान्साह मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे डायरेक्टर मरजबान हंमोटीया तर्फे कुलमुखत्यार म्हणून अधोराइज्ज मौस निशा तेजभाई पटेल वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: 904-बी काटम पार्क गुलाब नगर खार दाहा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8)दमनऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-प्लॉट नं: 601, श्री तिरुपती कोऑपरेटिव्ह होमिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दमनऐवज करून दिल्याचा दिनांक	03/12/2021
(10)दमन नोदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20171/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144300
(13)बाजारभावाप्रमाणे नोदणी शुल्क	24100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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.





CHALLAN  
MTR Form Number-6



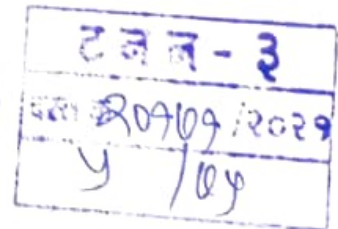
GRN	MH009533907202122E	BARCODE		Date	01/12/2021-16:41:20	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ADMPT2124K		
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Year	2021-2022 One Time			Flat/Block No.	Office No 20, 1st flr, Plot No. 07, Commercial Complex,		
Account Head Details				Premises/Building			
Amount In Rs.		Road/Street		Sector- 22, CBD Belapur			
0030046401	Stamp Duty	144300.00	Area/Locality	NAVI MUMBAI			
0030063301	Registration Fee	24100.00	Town/City/District				
		PIN		4 0 0 6 1 4			
		Remarks (If Any)		PAN2=AAACAB932E-SecondPartyName=ADVANCED MAGNETICS PVT LTD-CA=1103483-Marketval=0			
		Amount In		One Lakh Sixty Eight Thousand Four Hundred Rupees			
		Words		Only			
Total	1,68,400.00						
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque/DD Details				Bank CIN	Ref. No.	00040572021120125169 IK06KDDMD6	
Cheque/DD No.				Bank Date	RBI Date	01/12/2021-16:24:42 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No., Date		Not Verified with Scroll	

Department ID :

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

सदर चालन केवल दुर्यम निबंधक कार्यालय नोंदणी कार्यालया दस्तऐवज नोंदणी न करवावया दस्तासाठी सदर चालन लागू नाही.

Mobile No. 9867066175







महाराष्ट्र MAHARASHTRA



जिल्हा कोर्टात कोर्टात, अण्ण  
 15 NOV 2021

30 NOV 2021  
 2021  
 869092  
 मुद्रांक विधी नोंदवही अनुक्रमांक 12944  
 मुद्रांकाचा प्रकार/अनुच्छेद क्रमांक होय/नाही  
 मुद्रांक नोंदणी करणारा अहिल का? होय/नाही - नोंदणी होणार असल्यास  
 मुद्रांक निबंधक कार्यालयाचे नाव मोबदला रक्कम Rs.  
 मुद्रांक विगत घेणाऱ्याचे नाव Amir A Teckchandani  
 मुद्रांक घेणाऱ्याचे नाव Praveen  
 हस्ते असल्यास त्याचे नाव व पत्ता  
 मुद्रांक शुल्क रक्कम Rs. 100  
 मुद्रांक विकत घेणाऱ्याची सही  
 श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
 मुद्रांक विधीचे ठिकाण : सुनिता सर्व्हिसिज, शॉप नं. 23, प्रभात सेंटर एनेक्स  
 प्लॉट नं. 1, मंगलूर-1ए, सी.बी.डी. बेलगावूर, नदी मुंबई, मो. 09324704124  
 मुद्रांक खरेदी केला त्याची त्याच कारणासाठी  
 मुद्रांक घेण्यास 6 महिन्यात वापरणे बंधनकारक आहे

DEED OF TRANSFER CUM ASSIGNMENT



दस्तावेज क्र. 2020/2029  
 10/10

M/S. ADVANCED MAGNETICS PVT. LTD.

"THE ORIGINAL ALLOTTEES/  
 TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 1

Nisha  
 Authorised Signatory

Amit Ashok Teckchandani

# DEED OF TRANSFER CUM ASSIGNMENT



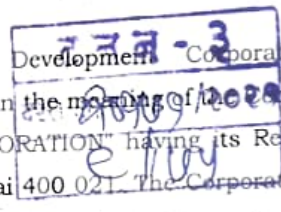
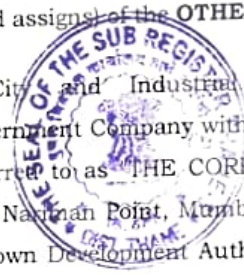
THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of December, 2021 by and BETWEEN M/S. **ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its Office address at **Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES / TRANSFERORS/ASSIGNORS"** (which expression shall unless it be repugnant to the context or meaning thereof would mean and include its directors, executors, administrators and assigns) of the **ONE PART**.

Nisha

**A N D**

**MR. AMIT ASHOK TECKCHANDANI, Age 47 Years, [Pan No. ADMPT2124K],** Indian Inhabitant, having his resident address at **Flat No. 601, Shri Tirupati C.H.S, Plot No. 32, Sector-19, Nerul, Navi Mumbai-400706**, hereinafter called **"THE TRANSFEREES/ PURCHASERS"** (which expression unless it be repugnant to the context or meaning thereof shall mean and deemed to include executor, administrators, agents and assigns) of the **OTHER PART**.

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd Floor, Naxos Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act. 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.



AND WHEREAS The State Government has acquired land within the delineated area of Navi Mumbai, Dist. Thane & Raigad and vested the same in the Corporation by an order duly made on the behalf as per the provision of Section 113 (A) of the said Act.

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act. The Corporation invited tender for allotment of Commercial Premises at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane.

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Authorised Signatory



AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the Office No.20, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into Agreement To Sale on 24/11/2021 by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of Rs. 5,15,603/- [Rupees Five Lakh Fifteen Thousand Six Hundred Three Only] on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under Registration Sr. No. TNN-3/19441/2021. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

AND WHEREAS the Original Allottees/Purchasers have made the payment of entire consideration amount to The CIDCO of Maharashtra LTD. and The CIDCO of Maharashtra Ltd. had put The Original Purchasers into the possession of the said Office. Whereas the Original Allottees/Purchasers are in exclusive possession of said Office.

AND WHEREAS The CIDCO of Maharashtra Ltd. have agreed that on formation, registration of the society owners, occupants of unit along with building will be conveyed in favour of society by way of executing lease deed towards the same more particularly as per the terms & conditions determine under the Agreement To Sale executed between The CIDCO of Maharashtra Ltd. AND the Unit Purchasers.

AND WHEREAS the Original Allottees/Transferors/Assignors herein is the lawful owner occupant of said Office and the same is free from all encumbrances, charge and can be sold transferred, assigned in favour of any of the person or persons of its/their own choice with prior permission of The CIDCO of Maharashtra Ltd. & other authorities concerned.



WHEREAS the said Building constructed Prior to Year 1998 and more than Twenty One (21) Years old and Society is not yet formed, whereas external & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & maintenance work by plastering, tiling, flooring work, wiring, plumbing, fixing of New Shutter & Doors, to be carried out by Purchasers. Copy of Actual Photographs enclosed herewith.

AND WHEREAS the Original Allottees/Transferors/Assignors herein have decided to sell, transfer all its/thier right, title, interest & Ownership in said Office

F-ADVANCED MAGNETICS PVT LTD. ADVANCED MAGNETICS PRIVATE LIMITED  
Director

Nisha  
Authorised Signatory

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Page 3

all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.

8) The Original Allottees/Transferors/Assignors doth hereby covenant with the Transferees/Assignees that they have not created any charge or encumbrance of whatsoever nature on the said Office. Neither is the same subject matter for any litigation or stay order nor are the same subject matter of any attachment whatsoever whether before or after judgment or any prohibitory order and they has not created any adverse right whatsoever in favour of any one in respect of the same.

10) The Transferees/Assignees herein do hereby covenant with the Corporation that they will observe and perform the terms & conditions and covenant contents in the Agreement to Sale and Lease Agreement to be executed with The CIDCO of Maharashtra Ltd. and also contains recited under these presents so far as the same relate to the said Office and shall also observe and comply with the bye-laws of society and shall indemnify and keep indemnified the Corporation against the non observance or non performance thereof by them.

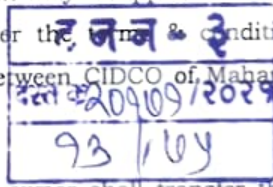
11) The Transferees/Assignees herein covenant with and undertake to the Corporation that they will not sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Office save & except with the previous written permission of the corporation which permission shall not be refused if the Apartment owner performs or is willing to perform following condition.

i) The Transferees/Assignees pay to the Corporation the transfer fees and other charges being towards transfer of Apartment as may be applicable from time to time as per the CIDCO guidelines and per the terms & conditions of Agreement to Sale & Lease Agreement executed between CIDCO of Maharashtra and Original Owner of said Office.

ii) In the instrument by which Apartment owner shall transfer the said premises, the Office Owner binds the Transferees/Assignees not to sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except upon the observance & performance of the conditions herein written.

iii) A true certified copy of the instrument of transfer executed between the Office Owner and the Transferees/Assignees will be deposited with the Estate Office of the Corporation within Seven (7) days from the date of its execution and registration of the same.

**Explanation (i)** : "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the Office of the corporation.



For ADVANCED MAGNETICS PVT LTD

Director

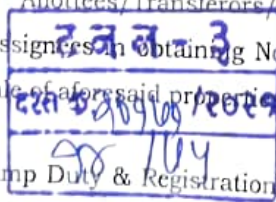
For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory



**Explanation (ii)** : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalized Bank, The Life Insurance Corporation, The Housing Development Finance Corporation Ltd. or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Apartment.

- 12) The Original Allottees/Transferors/Assignors undertakes and binds themselves to co-operate in obtaining transfer NOC from CIDCO LTD for transfer of the said Office and all original documents relating to the Office shall be handed over to the Transferees/Assignees on receiving the full & final payment of aforesaid agreed Sale consideration.
- 13) The Original Allottees/Transferors/Assignors undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act and also sign the Forms, Application, Affidavit, Indemnity in favour of CIDCO ltd. which pertain to the Sale, Transfer of said Office.
- 14) The Original Allottees/Transferors/Assignors covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Office in the name of Transferees/Assignees then and in such event they will indemnify and keep indemnified & harmless the said Transferees/Assignees against such claim, demand, charge or charges that may be faced by the said Transferees/Assignees.
- 15) The transfer fees of Electric Meter, Water Connection & Property Tax from the name of The Original Allottees/Transferors/Assignors to the name of Transferees/Assignees shall be paid by Transferees/Assignees
- 16) The transfer fees and other incidental expenses for the transfer of aforesaid properties in the CIDCO records will also be paid by Transferees/Assignees and the Original Allottees/Transferors/Assignors herein will co-operate to Transferees/Assignees in obtaining No Objection, No dues certificate from CIDCO towards the sale of aforesaid properties. The Stamp Duty & Registration Charges & Expenses incidental thereto are payable by the Transferees/Assignees.



For ADVANCED MAGNETICS PVT. LTD

*[Signature]*  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

*[Signature]*

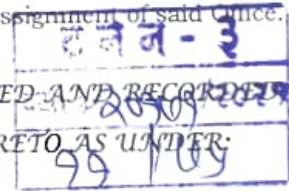
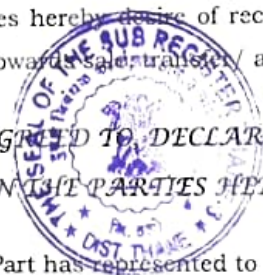
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 11,03,483/- [Rupees Eleven Lakh Three Thousand Four Hundred Eighty Three Only]**.

AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge of The CIDCO of Maharashtra Ltd., The Original Allottees/Transferors/Assignors are hereby effectively transferring its/their rights, title & interest over the said Premises and the beneficial right to use & occupy the said Office in favour of Transferee/Assignees herein 'ON AS IS WHERE IS BASIS'.

AND WHEREAS construction work of Building competed as per C.A.NO: 10/CIDCO/EE(BELAPUR)/96-97 by The CIDCO of Maharashtra Ltd and Superintending Engineer (Vashi) had issued completion Certificate/Confirmation of Completion of Building vide through Letter bearing Ref. No. CIDCO/SE(V)/2014/96 dtd. 22/03/2014, copy of Certificate enclosed herewith.

AND WHEREAS parties hereby desire of record the terms & conditions as agreed between themselves towards sale, transfer/ assignment of said Office.

*NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY  
AND BETWEEN THE PARTIES HERETO AS UNDER:*



- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 11,03,483/- [Rupees Eleven Lakh Three Thousand Four Hundred Eighty Three Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Nisha  
Authorised Signatory

**THE SCHEDULE OF OFFICE:**

All rights, title, interest & ownership of **Office No.20, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built-up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.**

IN WITNESS WHEREOF, the parties hereto have hereunto stand subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by the within named

**"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"**

**M/S. ADVANCED MAGNETICS PVT. LTD.**

**INCOME TAX PERMANENT A/C NO. AAACA8932E**

**As per Resolution dtd. \_\_\_\_\_**

Through Authorized

**MS. NISHA TEJABHAI PATEL**

**INCOME TAX PERMANENT A/C NO. ASNPP1387Q**

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

Nilesh Pawar

Pawar

Somshankar K.P. Sripidevaraj

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory



SIGNED, SEALED AND DELIVERED

by the within named **"TRANSFEREES/ASSIGNEES"**

**MR. AMIT ASHOK TECKCHANDANI.**

**INCOME TAX PERMANENT A/C. NO. ADMPT2124K**

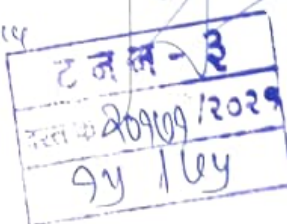
**AADHAR CARD NO. 6025 4212 8630**

in the presence of .....

Nilesh Pawar

Pawar

Somshankar K.P. Sripidevaraj



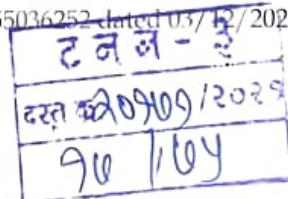


## RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.11,03,483/-** (Rupees Eleven lakh three thousand four hundred eighty three only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 20, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Advanced Magnetics Pvt. Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

1. Received part payment from **MR. AMIT ASHOK TECKCHANDANI, Chairman and Managing Director, Leena Powertech Engineers Pvt. Ltd.** vide RTGS / UTR No. SBINR12021062129293714/ SBIN12021062129294060 dtd. 21/06/2021 Drawn on **STATE BANK OF INDIA, Mumbai Branch**.
2. Received balance final payment from **MR. AMIT ASHOK TECKCHANDANI** through RTGS vide UTR no. SBINR120355036252 dated 03/12/2021 Drawn on **STATE BANK OF INDIA, Mumbai Branch**.



WE SAY RECEIVED

**Rs.11,03,483/-**

For **ADVANCED MAGNETICS PRIVATE LIMITED**

*Nisha*

**ADVANCED MAGNETICS PVT. LTD.**

Authorised Signatory

Through Director / Authorized Signatory

Note: Note: This Receipt is issued & valid subject to realisation of Cheque.

# LETTER OF POSSESSION

From:  
M/S. ADVANCED MAGNETICS PVT. LTD.  
Office address at Patel Estate, S. V. Road,  
Jogeshwari [West], Mumbai - 400 102

Date: 06/12/2021

To,  
MR. AMIT ASHOK TECKCHANDANI  
Flat No. 601, Shri Tirupati CHS,  
Plot No. 32, Sector-19,  
Nerul, Navi Mumbai,

## SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No.20, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. ADVANCED MAGNETICS PVT. LTD.

For ADVANCED MAGNETICS PRIVATE LIMITED

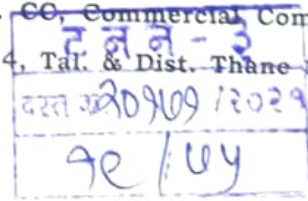
Through Authorized

*Nisha*

Authorised Signatory

MS. NISHA TEJABHAI PATEL

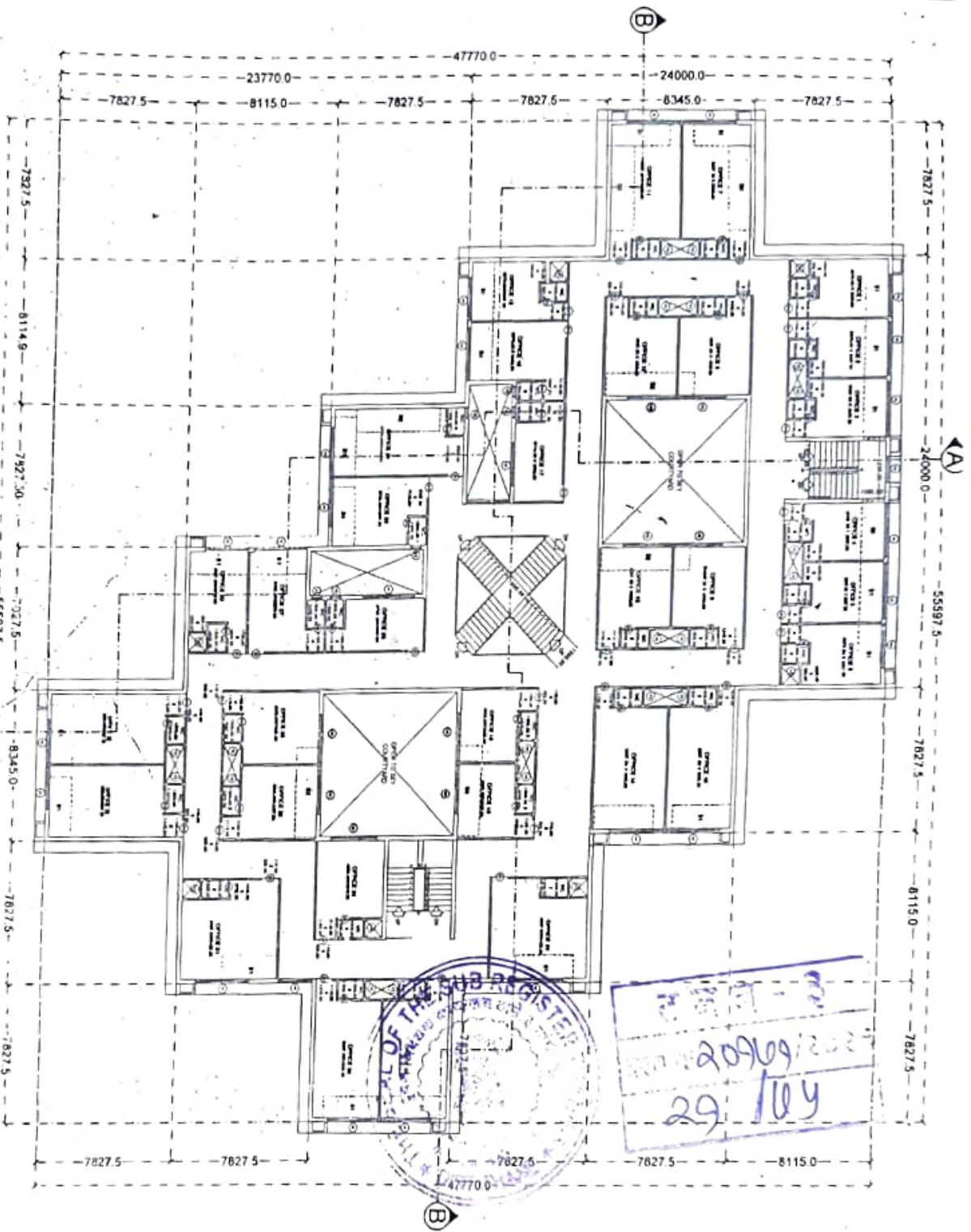
I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.20, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.



MR. AMIT ASHOK TECKCHANDANI

*Amit Ashok Teckchandani*

1ST TO 3RD FLOOR PLAN



LIST OF OFFICES	
NO.	AREA (SQ. FT.)
1	12345.67
2	23456.78
3	34567.89
4	45678.90
5	56789.01
6	67890.12
7	78901.23
8	89012.34
9	90123.45
10	01234.56
11	12345.67
12	23456.78
13	34567.89
14	45678.90
15	56789.01
16	67890.12
17	78901.23
18	89012.34
19	90123.45
20	01234.56
21	12345.67
22	23456.78
23	34567.89
24	45678.90
25	56789.01
26	67890.12
27	78901.23
28	89012.34
29	90123.45
30	01234.56
31	12345.67
32	23456.78
33	34567.89
34	45678.90
35	56789.01
36	67890.12
37	78901.23
38	89012.34
39	90123.45
40	01234.56
41	12345.67
42	23456.78
43	34567.89
44	45678.90
45	56789.01
46	67890.12
47	78901.23
48	89012.34
49	90123.45
50	01234.56
51	12345.67
52	23456.78
53	34567.89
54	45678.90
55	56789.01
56	67890.12
57	78901.23
58	89012.34
59	90123.45
60	01234.56
61	12345.67
62	23456.78
63	34567.89
64	45678.90
65	56789.01
66	67890.12
67	78901.23
68	89012.34
69	90123.45
70	01234.56
71	12345.67
72	23456.78
73	34567.89
74	45678.90
75	56789.01
76	67890.12
77	78901.23
78	89012.34
79	90123.45
80	01234.56
81	12345.67
82	23456.78
83	34567.89
84	45678.90
85	56789.01
86	67890.12
87	78901.23
88	89012.34
89	90123.45
90	01234.56
91	12345.67
92	23456.78
93	34567.89
94	45678.90
95	56789.01
96	67890.12
97	78901.23
98	89012.34
99	90123.45
100	01234.56



NOTES: 1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REGULATIONS AND ALL OTHER LAWS AND REGULATIONS IN FORCE AT THE TIME OF PREPARING THIS PLAN. 2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REGULATIONS AND ALL OTHER LAWS AND REGULATIONS IN FORCE AT THE TIME OF PREPARING THIS PLAN. 3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REGULATIONS AND ALL OTHER LAWS AND REGULATIONS IN FORCE AT THE TIME OF PREPARING THIS PLAN.

NO. OF FLOORS: 00000

CONTENTS

TYPICAL FLOOR PLAN

DESCRIPTION OF PROPOSAL  
COMMERCIAL COMPLEX  
ON PLOT NO. 6&7  
SECTION 11/22 O.S.D.  
BELAPUR, NAVI MUNICIPAL.

FOR OCCUPANCY CERTIFICATE

DR. RAJESH K. N.

FO. ARCHITECT IN CHARGE

ASST. ARCHITECT IN CHARGE

ASST. ARCHITECT IN CHARGE

ASST. ARCHITECT IN CHARGE

SCALE: 1/40

DATE: 01/09/2023

PREPARED BY: ARCHITECT

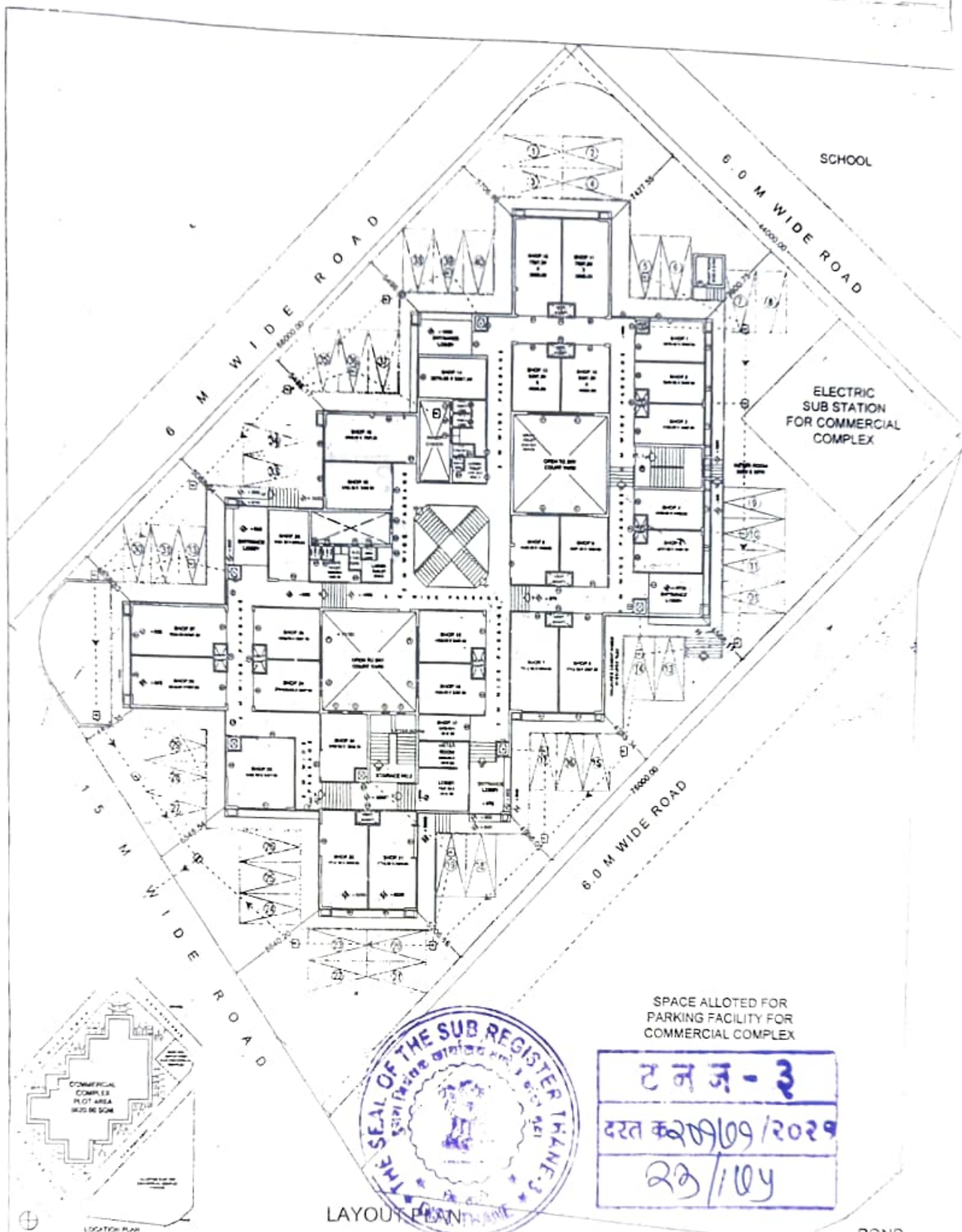
DR. RAJESH K. N.

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorized Signatory

*[Handwritten Signature]*





LAYOUT PLAN

POND

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> <li>This drawing is prepared with reference to the "Location Plan" drawing enclosed at C/17 in the original file and the scanned drawings of the said building available in the architecture section.</li> <li>Plot indicated and its respective boundaries is subject to final confirmation plan from planning department.</li> <li>The Drawing is prepared for Post Facto Occupancy Certificate Purpose.</li> </ol>	<ol style="list-style-type: none"> <li>DRAWING SHOULD NOT BE SCALED &amp; ONLY WRITTEN DIMENSION TO BE FOLLOWED.</li> <li>ALL EXTERNAL WALLS OF 0.23 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.118 THK.</li> </ol>	<p>LAYOUT PLAN</p>	<p>EX. DRAWING</p> <p>PR. ARCHITECT (R)</p> <p>ASST. ARCHITECT (R)</p> <p>ASST. ARCHITECT (A)</p> <p>SR. ARCHITECT (R)</p> <p>ADDL CHIEF ARCHITECT</p>
		<p>BOUNDARY OF PLOT SHOWN IN <input type="checkbox"/> PROPOSED HIGH SHOWN IN <input type="checkbox"/></p> <p>EXISTING ROAD SHOWN IN <input type="checkbox"/> DRAINAGE LINE SHOWN IN <input type="checkbox"/></p> <p>NEW 1.5 M WIDE ROAD SHOWN IN <input type="checkbox"/></p>	DESCRIPTION OF PROPOSAL	C.P.
			<p>COMMERCIAL COMPLEX ON PLOT NO. - 8&amp;7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>SCALE</p> <p>DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/03</p>

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*  
Authorised Signatory

*[Signature]*



26/11/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. टाणे 3

दस्ता क्रमांक : 19441/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

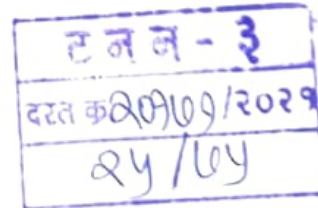
(1) विलेखाचा प्रकार	अॅपीमेट टू मेल
(2) मोबदला	515603
(3) बाजारभाव (घाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व धरकक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 20 पत्रिका मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी बी डी वेलापूर नवी मुंबई ( ( Plot Number : 7 : SECTOR NUMBER : 22 : ) )
(5) क्षेत्रफळ	1) 493.40 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 मी बी डी वेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅट्रिकस प्राव्हेट लिमिटेड तर्फे अधोराज्य मॅस निशा त्रेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी काटम पार्क गुळाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19441/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5200
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. No. CIDCO/SE(V)/2014/96

Date: 22/3/2014

To,  
Owners Association of  
the CIDCO Commercial Complex Building,  
Plot No. 6 & 7, Sector-22, CBD Belapur,  
Taluka and District Thane,  
Navi Mumbai-400614.

Sub : Construction of Commercial cum Shopping Complex on Plot No. 6 & 7, Sector-22,  
CBD Belapur, Navi Mumbai.

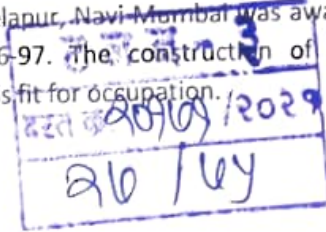
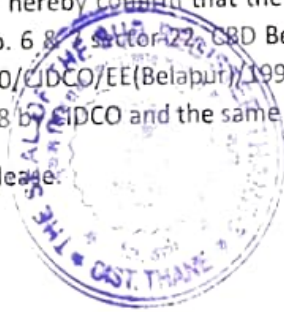
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

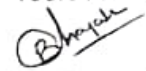
With reference to above letter, you have requested to confirm the completion of construction of building constructed by CIDCO over Plot No. 6 & 7, Sector 22, CBD Belapur, Navi Mumbai.

In this connection we hereby confirm that the work of Construction of Commercial Cum shopping Complex on plot no. 6 & 7, Sector-22, CBD Belapur, Navi Mumbai was awarded to M/s. G.H.Khatri vide C.A. No. 10/CIDCO/EE(Belapur)/1996-97. The construction of building was completed in September 1998 by CIDCO and the same is fit for occupation.

This is for your information please.



Yours Faithfully

  
(R. B. Dhaytkar)

Superintending Engineer (Vashi)  
CIDCO Ltd, Old Administrative Building  
1<sup>st</sup> Floor, Sec-1, Vashi Navi Mumbai.



2017175

08/12/2021

Note:-Generated Through eSearch  
Module, For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20171/2021

नोंदणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1103483
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2403915.5
(4) भू:मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 20 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	493.40 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडबान्सड मॅनेटिक्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे -- वय:-47: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं. 601. श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	20171/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	144300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24100
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(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.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE**

"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-6791 8166

**HEAD OFFICE**

CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614

Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509

Ref. No. CIDCO/ESTATE-1/2021/8000130917

Date : 20.12.2021

To,  
The Secretary/Chairman

**Final Order for Transfer**

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-20 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130917 dated .  
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20171-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share of the following 1(one) member:

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1 ) ADVANCED MAGNETICS PRIVATE LIMITED	1 ) AMIT ASHOK TECKCHANDANI	OFFICE20	38.9700

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO

Digitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:10:27 +05:30

Asst. Estate Officer

CC to:

- 1 ) AMIT ASHOK TECKCHANDANI
- 1 ) ADVANCED MAGNETICS PRIVATE LIMITED
- MSEDCL
- AAO(EMS)



पावती

20m / 1500 flow

75/19441

Thursday, November 25, 2021

11:23 AM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 21386 दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19441-2021

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मेसर्स अडवान्सड मॅग्रेटिक्स प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजामाई पटेल

नोंदणी फी रु. 5200.00

दस्त हाताळणी फी रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: रु. 6200.00

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 1/-

मोबदला रु. 515603/-

भरलेले मुद्रांक शुल्क : रु. 31000/-

सह दुय्यम निबंधक वर्ग - ३  
ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202113654 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 5200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008718327202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

र. नि. ठाणे-३

Nisha





26/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19441/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
(2)मोबदला	515603
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 20 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 493.40 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रायगड भवन सेक्टर-11 सी बी डी बेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	19441/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5200
(14)शेरा	

मुल्यांकनामाटी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

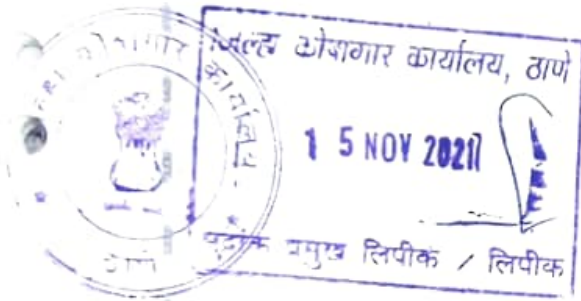


महाराष्ट्र MAHARASHTRA

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23 NOV 2021

ZD 873458



खोलाख-1/फक्त एमिडियासाठी 123667  
मुद्रांक विक्री नोंदवही नं. 1000/2021 दिनांक \_\_\_\_\_  
मुद्रांक विक्री घेण्यासाठी For ADVANCED MAGNETICS PVT LTD  
कृता व सक्षे \_\_\_\_\_

श्री. रविन्द्र विष्णू शिंगाडे, \_\_\_\_\_  
वरताना क्र. 13/2008, नावेन प.क्र. : 1201043,  
मुद्रांक विक्रीचे ठिकाण : सुनिता खन्डिबेठ, शॉप नं. 23, प्रभात सेंटर एनक्लाव  
फ्लॉट नं. 2, सेक्टर-1ए, सी.बी.डी, बेलापूर, नवी मुंबई. मो. 09324704120  
आ कारणासाठी ज्यांनी मुद्रांक धरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक विक्री घेण्यासाठी & महिन्यात वापरणे बंधनकारक आहे



ट न न - 3  
क्र. 9000/2029  
4/40

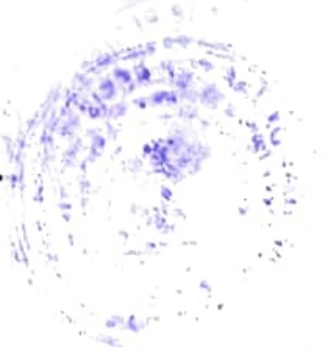
### AGREEMENT TO SALE

BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED**

AND

**M/S. ADVANCED MAGNETICS PVT. LTD.**



उत्तर  
Assistant Marketing Officer

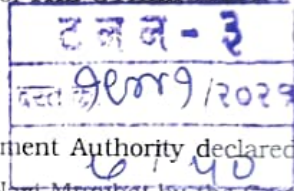
For ADVANCED MAGNETICS PRIVATE LIMITED  
Nisha  
Authorised Signatory

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LIMITED  
AGREEMENT TO SALE**

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021 hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of THE ONE PART AND **M/S. ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as "**THE OFFICE-OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be mean and deemed to include its directors, executors, administrators & assigns) of **THE OTHER PART:**

**W-H-E-R-E-A-S :**

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government' in, pursuant Land Acquisition Act, 1894 read with to Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amendment )Regular 2008 norms shall prevails.
3. The Corporation has constructed on one of such lands buildings of Ground and Three [03] Upper Floors, such buildings, comprising of Office and being designated as commercial type building.



*[Handwritten signature]*

Assistant Marketing Officer



4. The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners of the original building plans and its specifications which the Office Owners doth hereby confirm and which have been duly approved by the Corporation.

5. The allottees has submitted indemnity bonds to CIDCO towards Occupancy Certificate & change in area of allotments for shops and offices.

6. The Title, Deeds as disclosed by the Corporation in respect of the said land has been inspected by the Office Owners.

7. The Corporation will sell the Office in the said building to Office Owners on "Ownership Basis" under The Provisions of The Maharashtra Apartment Ownership Act, 1970, (hereinafter called "The said Act") as hereinafter mentioned, upon the Office Owners paying in full all their respective dues payable to the Corporation under their respective Agreements for Sale with the Corporation and complying with all the terms and conditions thereof.

8. The Office Owners have agreed to purchase and the Corporation have agreed to sell **Office No. 20, on First Floor of Building No. CC admeasuring 493.40 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms & conditions hereinafter mentioned, and also upon and subject to the terms and conditions of the Lease of the said land to be executed by the Corporation in favour of the Office Owners/the Association of Office Owners constituted under the provisions of the said Act (hereinafter referred to as "The said Association") as per the Form of Lease Annexed hereto and marked Annexure "B".



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

दस्तावेज क्र. १९०९/२०२१  
८/५०

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 20, on First Floor of Building No. CC admeasuring 493.40 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** TOGETHER with certain percentage (to be thereafter specified in the Declaration to be made by the Corporation under the said Act) of the undivided interest appurtenant to such Office as tenant-in-common with the Owners of other Office, in and to the common areas and facilities of the said land and

*[Signature]*

Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 2

*Nisha*  
Authorised Signatory

buildings (all the said Office and percentage hereinafter collectively referred to as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 5,15,603/- [Rupees: Five Lakh Fifteen Thousand Six Hundred Three Only ]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 5,15,603/- [Rupees: Five Lakh Fifteen Thousand Six Hundred Three Only ]** as under :

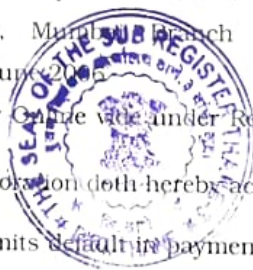
a) The payment of **Rs. 38,700/- [Rupees: Thirty Eighty Thousand Seven Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000252 as Earnest Money before execution of this Agreement and the Balance of **Rs. 4,76,903/- [Rupees: Four Lakh Seventy Six Thousand Nine Hundred Three Only ]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

i) Rs.1,74,080/- Paid by Cheque No. 378309, dtd. 30<sup>th</sup> May 2006. Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000822/2006 dtd. 1<sup>st</sup> June 2006

ii) Rs. 1,74,079/- Paid by Cheque No. 378617, dtd. 27<sup>th</sup> June 2006. Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001531/2006 dtd. 30<sup>th</sup> June 2006

iii) Rs. 1,28,744/- Paid by Cheque vide under Receipt No. 6800021999 dtd. 30/09/2020  
[The Receipt whereof the Corporation doth hereby acknowledge].

3. If the Office Owners commits default in payment of any of the installments aforesaid on their respective due dates (time being of the essence of the contract), the Corporation shall be at liberty to terminate this Agreement in which event, the said Earnest Money paid by the Office Owner to the Corporation shall stand forfeited. The Corporation shall, however, on such termination, refund to the Office Owners the installment or installments of part payments, if any, which may have till then been paid by the Office Owners to the Corporation, but without any further amount by way of interest or otherwise howsoever and on the Corporation terminating this Agreement under this clause, it shall be at liberty to sell the said Office to other person as the Corporation may deem fit, at such price as the Corporation may determine and the Office Owners shall not be entitled to question or dispute such sale or to claim any amount whatsoever from the Corporation.



उत्तर - 3  
दिनांक 30/09/2020  
2/40

अनुपम खोसले

Assistant Marketing Officer

Nisha  
Authorised Signatory



WHEREOF the parties hereto have hereinto set and subscribed  
the respective hands the day and year first hereinabove written

3  
90889/2029  
98/140  
**SCHEDULE**

That piece or parcel of land known as **Office No. 20, on First Floor of Building No. CC admeasuring 493.40 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** or thereabout and bounded as follows that is to say:

- On or towards the North by      Open Passage
- On or towards the South by      Open Space
- On or towards the East by      Open Space
- On or towards the West by      Open Passage

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

By the hand of <sup>H</sup>  
**SHRI. UNMESH CHAPEKARE**  
Assistant Marketing Officer

*[Signature]*

Assistant Marketing Officer

In the presence of:

- 1. Jegnati Talpade
- 2. Shubham Ambre

*[Signatures]*

SIGNED AND DELIVERED by the  
Within named office/shop owners  
**M/S. ADVANCED MAGNETICS PVT. LTD.**  
INCOME TAX PERMANENT A/C NO. AAACA8932E

through authorized  
**MS. NISHA TEJABHAI PATEL**  
INCOME TAX PERMANENT A/C NO. ASNPP1387Q  
AADHAR CARD NO. 8303 1055 7740



In the presence of:

- 1. Jegnati Talpade
- 2. Shubham Ambre

*[Signature]*

*[Signatures]*  
For ADVANCED MAGNETICS PRIVATE LIMITED  
Nisha  
Authorised Signatory



5

20

1944175

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

08/12/2021

दस्त क्रमांक : 19441/2021

Note:-Generated Through eSearch  
Module,For original report please contact  
concern SRO office.

नोंदणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	515603
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 20 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	493.40 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रायगड भवन सेक्टर-11 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅग्नेटिक्स प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	19441/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5200
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

*W* *m/sr flow*



City and Industrial Development Corporation of Maharashtra Ltd.

Marketing Manager-I  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918117

Reference No: 2003/18/11/033/122  
Customer No: 13407

Date:27.04.2006

To,  
M/s. ADVANCED MAGNETICS LTD.  
PATEL ESTATE S.V. ROAD,  
JOGESHWARI (WEST).  
MUMBAI-400102

Sub: Allotment of Commercial premises ( OFFICE ) in our "MM1-COM-Premises" Scheme in Sector 2122, Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.03, we are thankful to you for booking a commercial premises ( OFFICE ) in our "MM1-COM-Premises" Scheme in sector 2122, Belapur, Navi Mumbai. We are pleased to allot you the below mentioned premises as per the terms and conditions mentioned herein and in the Annexure overleaf.

**A. DETAILS OF COMMERCIAL PREMISES ( OFFICE ) ALLOTTED**

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF ) Premises Terrace
B-BEL-2122-CC-1-20	CC	01	20	370.200

Rate of Premises Rs./SQF: 1045.00  
Use of Premises : OFFICE.

**B. DETAILS OF PARKING SPACE**

Parking Space Alloted :  
Description :

**C. PRICE**

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	386,859.00	38,700.00	348,159.00

**C. R. Raisinghani**  
M.A., LL.B.  
**K. C. Raisinghani**  
B.Com., LL.B.  
**B. T. Gwalani**  
B.Com., LL.B.  
**R. K. Raisinghani**  
Bsc., LL.B.



*C. R. Raisinghani & Associates*  
ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.  
Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-20/TCC/874/2022

DATE : 08/04/2022

To,  
Branch Manager,  
State Bank of India,  
Panvel Branch  
Navi Mumbai.

**TITLE INVESTIGATION REPORT IN RESPECT OF THE PROPERTY  
PURCHASED BY MR. AMIT ASHOK TECKCHANDANI (BORROWER)**

**I. DESCRIPTION OF THE PROPERTY:**

“Office No. 20, On 1<sup>st</sup> Floor, Admeasuring Area 493.40 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614”

Dear Sir/ Madam

**ANNEXURE - B: Report of Investigation of Title in respect of Immovable Property.**

1	a) Name of the Branch/Business Unit/Office Seeking opinion.	State Bank of India, Panvel Branch, Navi Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	MR. AMIT ASHOK TECKCHANDANI
2	a) Name of the unit/concern/company/person offering the property/(ies) as security.	MR. AMIT ASHOK TECKCHANDANI
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of as charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or as guarantor, etc.)	Borrower



3	Complete or full description of the immovable property/ (ies) offered as security including the following details (a) Survey No. (b) Door/House No. (in case of house property) (c) Extent/ area including plinth/built up area in case of house property (d) Locations like name of the place, village city, registration, sub-district etc. Boundaries			"Office No. 20, On 1 <sup>st</sup> Floor, Admeasuring Area 493.40 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified.  Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.			Mentioned herein under
Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
2	31/07/2020	Power of Attorney dated 31/07/2020 executed by <b>ADVANCED MAGNETICS PVT. LTD.</b> through its Director <b>MR. SHIRAZ PATEL</b> in favour of <b>MS. NISHA TEJABHAI PATEL</b> , in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5059/2020.	Photocopy	No



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PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by <b>STATE BANK OF INDIA</b> for Rs.36,200/- in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between <b>CITY &amp; INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED</b> through Assistant Marketing Officer, <b>SHRI. UMESH CHAPHEKARE</b> (Corporation) and <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL</b> (Office Owners), in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19441/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt No. dated 25/11/2021, bearing Registration No. TNN3-19441-2021 issued by Office of the Sub-Registrar Thane-3 in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL</b> , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



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CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. AMIT ASHOK TECKCHANDANI (BORROWER)**.

9. I certify that **MR. AMIT ASHOK TECKCHANDANI (BORROWER)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. **In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:**

a. Original allotment letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property

b. Original possession letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property

c. Original Corrigendum issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD**, in respect of above said property

d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.36,200/- in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** regarding payment of Stamp Duty & Registration Fees in respect of the above said property.

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19441/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19441-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL.** regarding Registration of Agreement in respect of the above said property.

g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.1,68,400/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.





SCHEDULE OF THE PROPERTY

..Office No. 20, On 1<sup>st</sup> Floor, Admeasuring Area 493.40 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614", situated and constructed on land bearing Plot No. 6 & 7, Sector 21 & 22, at Village Belapur, Navi Mumbai, Taluka & Dist. Thane, within the Registration District and Sub-Registration District of Thane, State Maharashtra."

Signed under my hand and seal this 08th Day of April, 2022

For C. R. Raisinghani & Associates



{K. C. RAISINGHANI}  
ADVOCATE HIGH COURT  
BANK'S ADVOCATE

ANNEXURE

Flow of Title:

**WHEREAS** The Corporation is the New Town Development Authority declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the said Act under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE MRTP ACT")

**AND WHEREAS** the state Government in pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amendment Regular 2008) norms shall prevail.

**AND WHEREAS** The Corporation has constructed on one of such lands buildings of Ground and Three (03) Upper Floors, such buildings comprising of office and being designated as commercial type building.

**AND WHEREAS** The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners doth hereby confirm and which has been duly approved by the Corporation.

