

75/20158

Monday, December 06, 2021

10:32 AM

पावती

Office No-10

RS #100v

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

6

पावती क्र.: 22163

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20158-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 23200.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 24700.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

वाजार मूल्य: ₹.2317930.3 /-

मोबदला ₹.1063897/-

भरलेले मुद्रांक शुल्क: ₹. 139100/-

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202106596 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.23200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009536527202122E 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

पक्षकाराचा सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3

दस्त क्रमांक : 20158/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

| | |
|---|---|
| (1) विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | 1063897 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2317930.3 |
| (4) मू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं 10 पहिला मजला बिल्डिंग कर्मशियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;)) |
| (5) क्षेत्रफळ | 1) 475.70 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 पटेल एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून अंधोराड्ज्ड मीस निशा तेजाभाई पटेल वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कपाऊड पटेल इन्स्टिट रोड जोगेश्वरी बॅन्ड मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- श्री. अमित अशोक टेकरचंदानी 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 हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPPT2124K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 03/12/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 06/12/2021 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 20158/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 139100 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 23200 |
| (14) श्रेय | |

मुन्याकनामाठी 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.

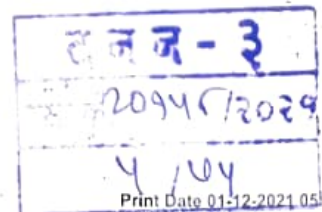


CHALLAN
MTR Form Number-6



| | | | | | | | |
|----------------------|------------------------------------|-----------------------|--|---|-----------------------|------------|-------|
| GRN | MH009536527202122E | BARCODE | | Date | 01/12/2021-17:12:12 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | PAN No. (If Applicable) | ADMPT2124K | | |
| Office Name | THN3_THANE NO 3 JOINT SUB REGISTRA | Full Name | Mr AMIT ASHOK TECKCHANDANI | | | | |
| Location | THANE | Flat/Block No. | Office No 10, 1st flr, Plat No 07, Commercial Complex, | | | | |
| Year | 2021-2022 One Time | Premises/Building | | | | | |
| Account Head Details | | Amount In Rs. | Sector- 22, CBD Belapur | | | | |
| 0030046401 | Stamp Duty | 139100.00 | Road/Street | | | | |
| 0030063301 | Registration Fee | 23200.00 | Area/Locality | NAVI MUMBAI | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 | 0 | 0 | 6 1 4 |
| | | | Remarks (If Any) | PAN2=AAABCP8900A~SecondPartyName=PATEL ENERGY LTD-CA=1063897~Marketval=0 | | | |
| | | | Amount In | One Lakh Sixty Two Thousand Three Hundred Rupees O | | | |
| Total | | 1,62,300.00 | Words | nly | | | |
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 00040572021120128830 | IK0BKDETE4 | |
| Cheque/DD No | | Bank Date | RBI Date | 01/12/2021-17:13:07 | 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 : 9029579019
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचि चालन केवळ दुरुयम निबंधक कार्यालय नोंदणी करवायाच्या दरतासाठी लागू आहे. नोंदणी न करवायाच्या दरतासाठी सदर चालन लागू नाही.



Print Date 01-12-2021 05:14:50

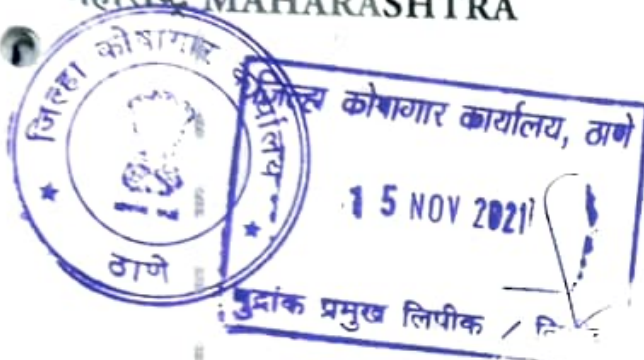


महाराष्ट्र MAHARASHTRA

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ZD 869062



जाडपत्र-2 129417
 उदाक विवरी नोंदवही अनु क्रमांक _____ दिनांक _____
 परराचा प्रकार/अनुच्छेद क्रमांक _____
 पन्त नोंदणी करणार असेल का? होय/नाही - नोंदणी होणार असल्यास
 पुढ्याम निबंधक कार्यालयाचे नांव _____ नोंदवही रक्कम Rs. _____
 मिळकतीचे वर्णन _____
 पुढाक विकत घेणाऱ्याचे नाव Amir A. Teckchandani
 पुढ्या पत्रकाराचे नाव _____
 इस्ते असल्यास त्यांचे नाव व पत्ता Bareilly
 पुढाक शुल्क रक्कम Rs. 100

DEED OF TRANSFER/ASSIGNMENT



टजन-3
 दस्ता 20945
 104

M/S. PATEL ENERGY LTD.
 "THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]
 "THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD
Nisha
 Authorised Signatory

Amit Ashok Teckchandani
 Page 1

DEED OF TRANSFER CUM ASSIGNMENT



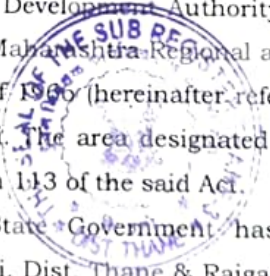
THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of Dec, 2021 by and BETWEEN M/S. **PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate 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 & assigns) of the **ONE PART.**

Nisha

AND

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, Nariman 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.



2021-22
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2021-22
e/04

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 **PATEL ENERGY LTD.**

Director

Authorised Signatory

Nisha

[Signature]

in favour of
Transferee
Approach
Proposed
Allottee

AND WHEREAS The Original Allottees/Transferors/Assignors herein have 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. 10, on First Floor of Building No. CC, Commercial Complex, admeasuring 475.70 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. 4,97,106/- [Rupees Four Lakh Seventy Nine Thousand One Hundred Six 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-3/19445/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

Nisha



Nisha

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.



AND 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 plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & replacement 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.**

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2021/11/2021
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AND WHEREAS the Original Allottees/Transferors/Assignors herein have decided to sell, transfer all its/thier right, title, interest & Ownership in said Office

For PATEL ENERGY LTD

For PATEL ENERGY LTD

Director
Nisha
Authorised Signatory

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. 10,63,897/- [Rupees Ten Lakh Sixty Three Thousand Eight Hundred Ninety Seven 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 commercial as per Letter Bearing No. C A No. 10/CIDCO/EE(Belapur)/1996-97, issued by The CIDCO of Maharashtra Ltd and Superintending Engineer had issued completion Certificate/Confirmation of Completion of Building vide through Letter bearing Ref. No. CIDCO/SE(V)/2014/96 dated 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:**

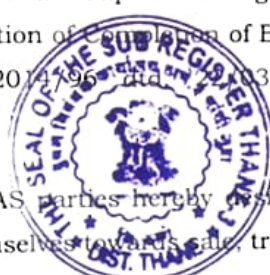
- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 10,63,897/- [Rupees Ten Lakh Sixty Three Thousand Eight Hundred Ninety Seven Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately. For **PATEL ENERGY LTD**

For **PATEL ENERGY LTD.**


Director

Authorised Signatory


Page 4



Handwritten notes and stamps on the right margin, including a signature at the top, a stamp 'नाव: बेत' (Name: Bet), and various other markings.

3) On execution of these present and on realization of full agreement, consideration amount from the Transferees/Assignees, The Allottees/Transferors/Assignors hereby handed over the quite, vacant & peaceful possession of said Office and the Transferees/Assignees shall ipso-facto become entitled to legally occupy and possess the said Office and all rights, title, interests, benefits & ownership etc. under the title documents hereby lawfully transferred in favour of Transferees/ Assignees.

4) The Transferees/Assignees hereinafter shall be entitled to have and to hold the said Office from this day onwards for unto and to the use and benefit of themselves, their successors, executors, administrators and nominee forever, without any lien, charge, interest, demand or claim of any nature whatsoever by The Original Allottees/ Transferors/ Assignors or any person claiming through him/her/ them.

5) The Original Allottees/Transferors/Assignors hereby declares that:

a) They have not entered into any agreement with any other person in respect of the said Office.

b) They have has not transferred and/or assigned its/their right, title & interest in respect of the above said Office and to any person/persons, body and/or company.

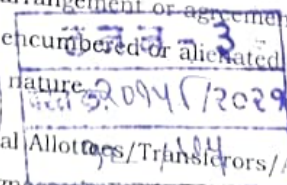
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

d) Except them no other person or persons has/have any right, title, claim and interest in the above said Office.

e) They are not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act and/or any other statute from transferring, disposing off the said Office.

f) The Original Allottees/Transferors/Assignors hereby assures the Transferees/Assignees that they have not on or before execution of this Deeds, entered into any arrangement or agreement or mortgaged, transferred, assigned or encumbered or alienated their rights to anyone whatsoever in any manner whatever nature.

The Original Allottees/Transferors/Assignors doth hereby covenant with the Transferees/Assignees that they and only they are the absolute owners of said Office, hereby agrees to sell, transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any nature whatsoever in said Office, whether by way of sale, charge, mortgage, lien, gift, trust,



For PATEL ENERGY LTD

For PATEL ENERGY LTD

Director

Authorised Signatory

inheritance, lease, licenses, easement or otherwise howsoever and they are having 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.

9) 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.

10) 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 guide lines and as 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 the 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 (ii) : "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 **PATEL ENERGY LTD.**
Nisha
Authorised Signatory
Director

[Signature]

... of the said
... Nationalized
... Finance
... Financial
... from

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of Office No. 10, on First Floor of Building No. CC, Commercial Complex, admeasuring 475.70 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. PATEL ENERGY LTD.

INCOME TAX PERMANENT A/C NO. AABCP8900A

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. SKPideauditor



For **PATEL ENERGY LTD.**

[Signature]
Director

For **PATEL ENERGY LTD**

Nisha
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. SKPideauditor



[Signature]



टजन - ३
दस्तक: 20947/2029
94 04

RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.10,63,897/- (Rupees Ten lakh sixty three thousand eight hundred ninety seven only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No.10, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 475.70 sq.ft. Built up, at Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Patel Energy 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. SBINR12021062129292001/SBIN 12021062129292863 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.SBINR52021120354992746 dated 03/12/2021 Drawn on **STATE BANK OF INDIA.**

WE SAY RECEIVED

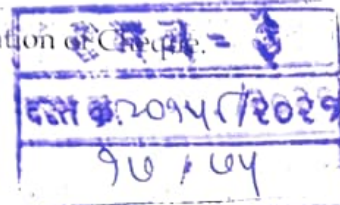
Rs.10,63,897/-
For **PATEL ENERGY LTD**

Nisha
Authorized Signatory

M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory.

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



LETTER OF POSSESSION

From:
M/S. PATEL ENERGY LTD.
Patel Estate 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. 10, on First Floor of Building No. CC, Commercial Complex, admeasuring 475.70 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. PATEL ENERGY LTD.

Through Authorized

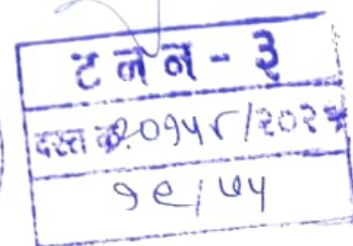
MS. NISHA TEJABHAI PATEL

For PATEL ENERGY LTD

Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 10, 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





SPACE ALLOTTED FOR
PARKING FACILITY FOR
COMMERCIAL COMPLEX

टनल - ३
दस्तावेज क्र. ०१५१/२०२१
२३/१५

| STAMP OF APPROVAL | IMPORTANT NOTES | NOTES | CONTENTS | AS BUILT DRAWING |
|-------------------|--|---|--|--|
| | 1. This drawing is prepared with reference to the "Location Plan" drawing enclosed as C17 in the original file and the scanned drawings of the said building available in the architecture section. 2. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. 3. The Drawing is prepared for Post Facto Occupancy Certificate Purpose. | 1) DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. 2. ALL EXTERNAL WALLS OF 0.23 THK & INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK. | LAYOUT PLAN DESCRIPTION OF PROPOSAL: COMMERCIAL COMPLEX ON PLOT NO. - 6&7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI. | S.A. (MAN/2) P.R. ARCHITECT (R) ASST. ARCHITECT (R) ASST. ARCHITECT (R) SR. ARCHITECT (R) ADDL. CHIEF ARCHITECT C.P. SCALE DATE 09/05/2019 |
| | | BOUNDARY OF PLOT SHOWN BY [] PROPOSED HOUSING SHOWN BY [] EXISTING ROAD BOUNDARY BY [] DRAINAGE / LINE BOUNDARY BY [] NEWLY ALLOTTED BOUNDARY BY [] | | DRG. NO. CIDCO/ARCH(N)/CC/2012/0: |

For **PATEL ENERGY LTD**
Nisha
 Authorised Signatory

मुची क्र.2

द्वयम नियमक. सं. 2 दि. ठाणे 3

दस्त क्रमांक 19445/2021

नादणी

Regn.63m

गावाचे नाव : वेलापूर

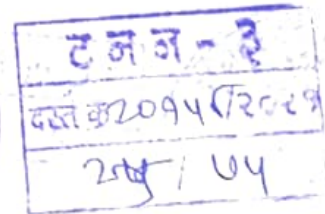
| | |
|--|--|
| (1)किंबाचा प्रकार | अंकीमिट टू मेल् |
| (2)संवयत्ना | 497107 |
| (3) वाजारभाव(भाडेपट्टयाच्या वाचनितपट्टयाकार आकारणी देतो की पट्टेदार ते समुद करावे) | 1 |
| (4) भु-माणन. पॉटरिस्मा व घरक्रमांक(असल्यास) | 1) पारिकेचे नाव: नवी मुंबई मनपा इतर वर्गात ; इतर माहिती: ऑफिस न 10 पहिला मजला विल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 गी की डी वेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;) |
| (5) क्षेत्रफळ | 1) 475.70 चौ.फूट |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा | |
| (7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सिडको लिमिटेड तर्फे असीम्टेड मार्केटींग ऑफिसर श्री जयेंद्र चापेकर वयः; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. रायगड भवन सेक्टर-11 गी की 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:-मेमर्स पटेल एनर्जी लिमिटेड तर्फे आर्थोराइज्ड मीम निशा नेजाभाई पटेल वयः; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. - रोड नं. पटेल इजिनीरिंग क्वाट्रट पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/11/2021 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11)अनुक्रमांक सं. व पृष्ठ | 19445/2021 |
| (12)वाजारभावाप्रमाणे मुद्रांक शुल्क | 29900 |
| (13)वाजारभावाप्रमाणे नोंदणी शुल्क | 5000 |
| (14)शेरा | |

म. क. नागाची विन्यास घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवृत्तलेला अनुच्छेद :-

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



2015875

08/12/2021

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

सूची क्र.2

दुय्यम निबंधक : सह द.नि. ठाणे 3

दस्त क्रमांक : 20158/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

| | |
|--|--|
| (1) विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | 1063897 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2317930.3 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 10 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 | 475.70 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 पटेल एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A |
| (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:- प्लॉट 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 | 20158/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 139100 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 23200 |
| (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. |



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-1/2021/8000130905

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-10 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130905 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20158-2021 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) M/S.PATEL ENERGY LTD | 1) AMIT ASHOK TECKCHANDANI | OFFICE10 | 37.5700 |

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:01:11 +05'30'

Asst. Estate Officer

CC to:

- 1) AMIT ASHOK TECKCHANDANI
- 1) M/S.PATEL ENERGY LTD
- MSEDCL
- AAO(EMS)

9



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 : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Mortgage NOC

Ref No CIDCO/ESTATE-1/2022/8000147032

Date : 30.03.2022

To,
AMIT A. TECKCHANDANI
SHREE TIRUPATI CHS, FLAT NO. 601,
NAVI MUMBAI 400706

Subject : Your Request for Mortgage NOC.

Reference : Application number 8000147032

In respect of Shop/Office No.OFFICE-10, COMMERCIAL COMPLEX/1, Plot No 7,
Road No 00 Sector 21/22, Belapur, Navi Mumbai.

Sir/Madam

Please refer to your application dated 23/03/2022 referred above

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-10, constructed on Building Name/No. COMMERCIAL COMPLEX/1, Plot No 7, Road No 00 Sector 21/22, Belapur, Navi Mumbai for 1) AMIT ASHOK TECKCHANDANI as security for loan to be borrowed from STATE BANK OF INDIA, PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation 2006 and subject to the terms & conditions of the Agreement to Lease/Lease deed

Thanking You

Yours Sincerely,

TO: MIT
KONDHAK
BANK ROAD
Asst. Estate Officer, Estate Office

CC to STATE BANK OF INDIA PANVEL Branch

75/19445

पावती

Original/Duplicate

Thursday, November 25, 2021

नोंदणी क्र.: 39म

11:24 AM

Regn.: 39M

पावती क्र.: 21390

दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19445-2021

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मेसर्स पटेल एनर्जी लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल

नोंदणी फी

रु. 5000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 6000.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

बाजार मुल्य: रु.1/-

मोबदला रु.497107/-

भरलेले मुद्रांक शुल्क : रु. 29900/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202112784 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.5000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008721416202122E 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

पसकाराची सही

Nisha

मुळ दस्तऐवज परत मिळाला

द. नि. ठाणे-३

सूची क्र.2

दुसरे निबंधक : मह. दु.नि. राणे 3

दस्तावेज क्रमांक : 19445/2021

नोंदणी :

Regn.63m

गावाचे नाव : बेलापूर

| | |
|--|--|
| (1) विलेखाचा प्रकार | अंतिमिटे टू सेल |
| (2) मॉडेल नं. | 497107 |
| (3) वाजाराभाव (भासपट्ट्याच्या वाचनितपत्रावर आकाशणी देणे की पट्टेदार ने नमुद करावे) | 1 |
| (4) भू-मापन पाठविण्या व परस्माक (असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 10 पट्टिया मजला बिल्डिंग कमर्शियल आणि शापिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी वी डी डी बेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;)) |
| (5) क्षेत्रफळ | 1) 475.70 चौ.फूट |
| (6) आकाशणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तावेज करण देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री द्रुमप चांफकर वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 मी वी डी डी बेलापूर नवी मुंबई, महाराष्ट्र, राणे. पिन कोड:-400614 फॅन नं:-AACCC3303K |
| (8) दस्तावेज करण घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-ममर्स पटेल एनर्जी लिमिटेड तर्फे अर्थोराइज्ड मीम निशा नेजाभाई पटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इजिनीयिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 फॅन नं:-AABCP8900A |
| (9) दस्तावेज करण दिल्याचा दिनांक | 24/11/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11) अनुक्रमांक खट व पत्र | 19445/2021 |
| (12) वाजाराभावाप्रमाणे मुद्राक शुल्क | 29900 |
| (13) वाजाराभावाप्रमाणे नोंदणी शुल्क | 5000 |
| (14) श्रेणी | |

मूल्यांकनाचा विचाराने घेतलेला तपशील:-

मूल्यांकनाची आवश्यकता नाही कारण दस्तावेजांनुसार आवश्यक नाही कारणाना तपशील दस्तावेजांनुसार आवश्यक नाही

मुद्राक शुल्क आकारनास 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 873410



शुद्ध विकासासाठी
15 NOV 2021

क्रमांक-१/प्रजा प्रतिज्ञापत्रासाठी 123619
मुद्रांक विक्री नोंदवही क्रमांक
मुद्रांक विक्री प्रेषणाच्या नाव For PATEL ENERGY LTD.
जिला व तहसी

श्री. रविन्द्र विष्णू शिंगाडे, Authorised Signatory
महानगर क्र. 13/2000, नावेन प.क्र. 1201043.
मुद्रांक विक्रीचे ठिकाण : सुनिता कॉम्प्लेक्स, शॉप नं. 23, प्रभात सेंटर एनक्ला,
लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. मलापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

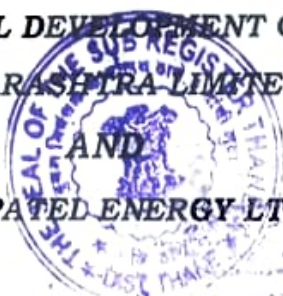
AGREEMENT TO SALE

BETWEEN

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

AND

M/S. PATEL ENERGY LTD



123619
बस्त 598842029
4/140

उत्पादन अधिकारी

Assistant Marketing Officer

For PATEL ENERGY LTD

Nisha

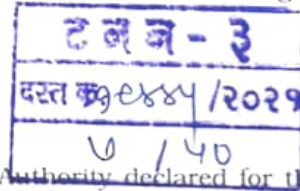
Authorised Signatory

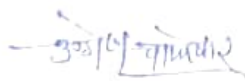
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO SALE**

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", 2nd 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. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate 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, administrators & assigns) of **THE OTHER PART:**

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

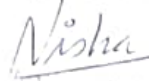
1. The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government' in, pursuant 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 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.





Assistant Marketing Officer

For M/S. PATEL ENERGY LTD



Executive Signatory

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 has 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 has agreed to purchase and the Corporation has agreed to sell **Office No. 10, on First Floor of Building No. CC admeasuring 475.70 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms and 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".



दस्तावेज-3
NOW THIS IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS **दस्तावेज क्र. १४४/२०२१**

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 10, on First Floor of Building No. CC admeasuring 475.70 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

For PATEL ENERGY LTD

Nisha
Authorised Signatory

Assistant Commissioner

buildings fall
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2.
Re

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. 4,97,106/- [Rupees: Four Lakh Ninety Seven Thousand One Hundred Six 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. 4,97,106/- [Rupees: Four Lakh Ninety Seven Thousand One Hundred Six Only]** as under :

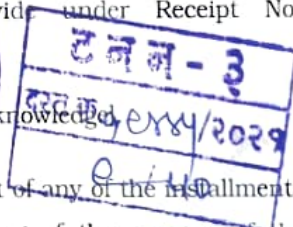
a) The payment of **Rs. 54,000/- [Rupees Fifty Four Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000239 as Earnest Money before execution of this Agreement and the Balance of **Rs. 4,43,106/- [Rupees: Four Lakh Forty Three Thousand One Hundred Six Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:


i) Rs.2,42,804/- Paid by Cheque No. 378333, dtd. 30th May 2006. Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000838/2006 dtd. 1st June 2006

ii) Rs. 2,00,302/- Paid by Cheque No. 378333, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001508/2006 dtd. 30th June 2006

[The Receipt whereof the Corporation doth hereby acknowledge]

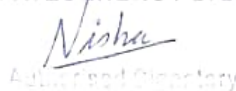
3. If the Office Owners commits default in payment of any of the installments aforesaid on their respective due dates (time being of the essence of the contract), the Corporation shall be at liberty to terminate this Agreement in which event, the said Earnest Money paid by the Office Owner to the Corporation 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.





Assistant Marketing Officer

For PATEL ENERGY LTD


Nisha
Assistant Secretary

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

SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 10, on First Floor of Building No. CC admeasuring 475.70 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 | Office No 14 |

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

By the hand of

SHRI. UNMESH CHAPEKARE १५/११/१४

Assistant Marketing Officer

In the presence of:

1. Jayanti Tulpade
2. Shubham Ambie

~~30/11/14~~
Assistant Marketing Officer

Jayanti
Shubham Ambie

SIGNED AND DELIVERED by the

Within named office/shop owners

M/S. PATEL ENERGY LTD.

INCOME TAX PERMANENT A/C NO. AABCP8900A

through authorized

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP13879

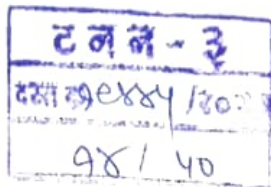
AADHAR CARD NO. 8303 1055 7740

In the presence of:

1. Jayanti Tulpade
2. Shubham Ambie



Jayanti For PATEL ENERGY LTD
Shubham Ambie Nisha
Authorized Signatory



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19445/2021

नोंदणी :

Regn:63m

1944575

08/12/2021

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

गावाचे नाव : बेलापूर

| | |
|---|--|
| (1) विलेखाचा प्रकार | अॅग्रीमेंट टू सेल |
| (2) मोबदला | 497107 |
| (3) बाजारभाव/भाडेपट्ट्याच्या 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 10 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 | 475.70 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 असीस्टंड 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 पटेल एनर्जी लिमिटेड तर्फे आंधोराइव्ह मीस निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/11/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 19445/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 29900 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 5000 |
| (14) शेरा | |
| मुल्यांकनासाठी 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. |

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.Marketing Manager-I
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918117

Date:27.04.2006

Reference No: 20003130/90010482 | 142
Customer No: 13408To,
M/s. PATEL ENERGY LTD
PATEL ESTATE ROAD,
JOGESHWARI (WEST)
MUMBAI-400102Sub: 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.24, 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-1-10 | CC | 01 | 10 | 516.370 | |
| Rate of Premises Rs./SQF: 1045.00 | | | | | |
| Use of Premises : OFFICE. | | | | | |

B. DETAILS OF PARKING SPACEParking 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 | 539,607.00 | 54,000.00 | 485,607.00 |

Date :- 01/12/2023

To,
Branch Manager,
State Bank of India,
SME Panvel Branch

Sub: Legal Scrutiny Report (LSR) / Title Search Report of **Mr. Amit Ashok Teckchandani**.

I. DESCRIPTION OF THE PROPERTY:

Office No. 10, admeasuring 475.70 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

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. | SME Panvel |
| | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. | |
| | c) Name of the Borrower. | Mr. Amit Ashok Teckchandani |
| 2. | a) Type of Loan | N. A. |
| | b) Type of Property | Leasehold |
| 3. | 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 charge. | Individuals |
| | c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Borrowers |
| 4. | a) Value of Loan (Rs. In Crores) | N. A. |



| | | | | | |
|----|---|------------|--|--|--|
| 5. | Complete or full description of the immovable property (ies) offered as security including the following details. | | | Office No. 10, admeasuring 475.70 sq. ft., built-up area, on the 1 st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane | |
| | 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. | | | | |
| 6. | a) Particulars of the documents scrutinized-serially and chronologically. | | | Mentioned herein under | |
| | b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. | | | | |
| | Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined. | | | | |
| | Sr. No. | Date | Name/ Nature of the Document | Original / Certified Copy / Photocopy, etc. | In case of copies, whether the original was scrutinized by the advocate. |
| | 1. | 18/11/2004 | Fresh Certificate of Incorporation consequent of change of name from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.' | Photocopy | NO |
| | 2. | 27/04/2006 | Allotment Letter issued by CIDCO Ltd. to M/s. Patel Energy Ltd., a Company | Photocopy | NO |
| | 3. | 22/03/2014 | Letter issued by CIDCO Ltd. for construction of Commercial cum Shopping Complex, in favour of Owners Association of the CIDCO Ltd. | Photocopy | NO |



| | | | | |
|-----|------------|---|-----------|----|
| 4. | 29/07/2020 | Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc. | Photocopy | NO |
| 5. | 31/07/2020 | Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020) | Photocopy | NO |
| 6. | 16/09/2020 | Corrigendum issued by CIDCO Ltd., in in favour of M/s. Advanced Magnetics Ltd., a Company | Photocopy | NO |
| 7. | 20/10/2021 | Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani | Photocopy | NO |
| 8. | 24/11/2021 | Agreement for Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21390 dated 25/11/2021 | Photocopy | NO |
| 9. | 25/11/2021 | Index II (Document No. TNN-3/19445/2021) | Photocopy | NO |
| 10. | 25/11/2021 | Special Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 14819 | Photocopy | NO |



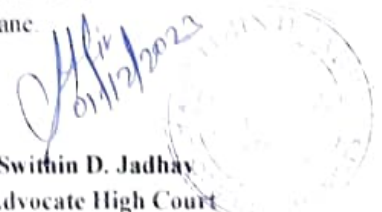
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
- Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in in favour of M/s. Patel Energy Ltd., a Company.
 - Original Agreement for Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21390 dated 25/11/2021.
 - Original Index II (Document No. TNN-3/19445/2021).
 - Original Deed of Transfer – Cum – Assignment dated 03/12/2021 executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22163 dated 06/12/2021.
 - Original Index II (Document No. TNN-3/20158/2021).
 - Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
 - Original NOC for mortgage from CIDCO Ltd. in favour of State Bank of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Office No. 10, admeasuring 475.70 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C B D. Belapur, Navi Mumbai, Taluka and District Thane.

Date: 01/12/2023

Place: Navi Mumbai


Swatin D. Jadhav
Advocate High Court

ANNEXURE

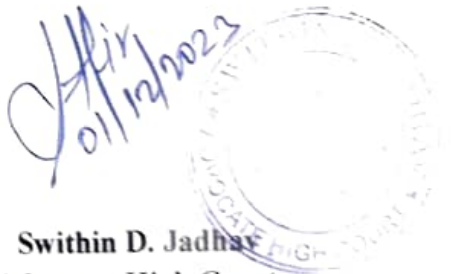
Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 10, admeasuring 516.370 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 516.37 sq. ft.' and the same was corrected as 'adm. 475.70 sq. ft.'
6. Thereafter by Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 19445/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.



8. Now the said M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, sold and transferred the said Office No. 10, admeasuring 475.70 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot No. 7, situated at Sector - 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to Borrower Mr. Amit Ashok Teckchandani by Deed of Transfer cum Assignment dated 03/12/2021 which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 20158/2021 dated 06/12/2021.
9. The said Office is already mortgaged with State Bank of India and the Borrower is now availing Top up loan, therefore Fresh NOC for mortgage from CIDCO Ltd., in favour of State Bank of India, is to be obtained.
10. As per Search Report, I have found an entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

Date: 01/12/2023
Place: Navi Mumbai


Swithin D. Jadhav
Advocate High Court

SEARCH REPORT


This is to certify that under instruction from State Bank of India, SME Panel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 10, admeasuring 475.70 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

The search taken for 3 Years i.e.; from **2021 to 2023**. The details year wise given in the Search Report annexed herewith.

As per Search Report, I have found entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

* Nil subject to mutilated record and torned pages.

Dated on this 01st December, 2023.

Swithin D. Jadhav
01/12/2023

Swithin D. Jadhav
Advocate High Court