

75/20163

Monday, December 06, 2021

10:33 AM

पावती

6

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 22168

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20163-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 18100.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

रकम आणि

एकूण:

₹. 19600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
10:52 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

बाजार मूल्य: ₹. 1803067.7/-

मोबदला ₹. 827634/-

भरलेले मुद्रांक शुल्क: ₹. 108200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202105116 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 18100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009537661202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20163/2021

नोंदणी :

Regn 63m

(1) विलेखाचा प्रकार	गावाचे नाव : बेलापूर
(2) मोबदला	अभिहस्तांतरणपत्र 827634
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अंफिस नं 13 पडिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी बेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून 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, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. अमित अशोक टेकरचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन शावरे -- 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:-ADMP2124K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	03/12/2021
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20163/2021
(11) अनुक्रमांक,बंड व पृष्ठ	108200
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेरग	

मुल्याकनामाठी 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	MH009537661202122E	BARCODE		Date	01/12/2021-17:26:25	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 REGISTRA			PAN No.(If Applicable)	ADMPT2124K		
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Year	2021-2022 One Time			Flat/Block No.	Office No 13, 1st flr, Plot No 07, Commercial		
Account Head Details				Premises/Building			
				Complex,			
				Sector- 22, CBD Belapur			
0030046401 Stamp Duty				Road/Street			
108200.00				Area/Locality			
0030063301 Registration Fee				NAVI MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 6 1 4			
				Remarks (If Any)			
				PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY			
				LTD-CA=827634-Marketval=0			
				Amount In			
				One Lakh Twenty Six Thousand Three Hundred Rupees			
Total				Words			
1,26,300.00				Only			
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Cheque-DD Details			
				Bank CIN	Ref. No.	00040572021120130172 IK0BKDFHE5	
Cheque/DD No.				Bank Date	RBI Date	01/12/2021-17:24:27 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

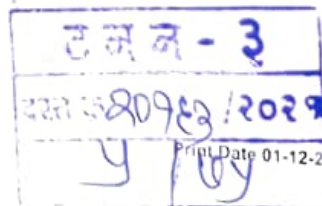
Department ID :

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

Mobile No. :

9029579019

सदर चालन केवल दफ्तरी निवाक कार्यालयत नोदणी करवावया दस्तासती लागू आहे . नोदणी न करवावया दस्तासती सदर चालन लागू नाही .





महाराष्ट्र MAHARASHTRA



15 NOV 2021

© 2021 © 3 0 NOV 2021 ZD 869059

जाडपत्र-२
 मुद्रांक विक्री नोंदवही अनु क्रमांक 129414 दिनांक 15/11/21
 दस्ताचा प्रकार/अनुच्छेद क्रमांक _____
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी/होणार असल्यास
 दुय्यम निदेशक कार्यालयचे नाव _____ मोबदला रक्कम Rs. _____
 मिळकतीचे वर्णन _____

मुद्रांक विकत घेण्याचे नाव Amit A Teckchandani

दुसऱ्या पक्षकाराचे नाव _____

हस्ते असल्यास त्याचे नाव व पत्ता _____

मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची शर्त

श्री. रविन्द्र विष्णू शिंगारे, परवाना क्र. 13/2000, तपिन प.क्र. : 1201043

मुद्रांक विक्रीचे ठिकाण : सुनिता सहिईस, शांति नं. 23, प्रभात सेंटर एनेक्स

प्लॉट नं. 7, सेक्टर-1ए, ली.सी.डी. बेलगाव, नवी मुंबई मो 09324704124

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

M/S. SUB ENERGY LTD.



"THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS"

दस्तावेज नं. 3
 दस्त क्र 2096/2021

MR. AMIT ASHOK TECKCHANDANI (Pan No. ADMP12124K)

"THE TRANSFEREES/ASSIGNEES"

Nisha

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 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.**

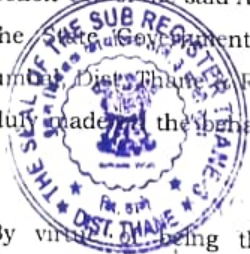
Nisha

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, 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.

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 of the Corporation under provision of Section 113 (A) of the said Act.



239-3
20/11/2021
e/104

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**
For **PATEL ENERGY LTD.**
Nisha
Authorised Signatory
Director

[Signature]

Nisha

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. 13, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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. 3,86,713/- [Rupees Three Lakh Eighty Six Thousand Seven Hundred Thirteen 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 194144/2021**. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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 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.

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.**

Nisha
Authorised Signatory

Director

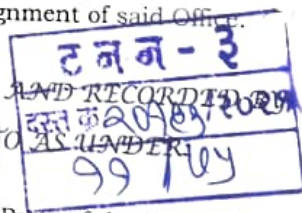
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors 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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four 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 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.

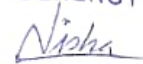
NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED
AND BETWEEN THE PARTIES HERETO AS UNDER

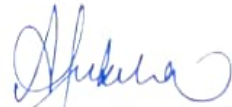


1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.

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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four 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.**


Nisha
Authorised Signatory
Director


Shikha

inheritance, lease, license, all rights, full power, Transferred

3) On execution of these present and on realization of full agreement consideration amount from the Transferees/Assignees, The Original 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.



Handwritten text in a rectangular box: 20983/2029, 92/104

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 in any other way encumbered or alienated their rights to anyone whatsoever in any manner whatever nature.

7) 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 or upon the said Office, whether by way of sale, charge, mortgage, lien, gift, trust,

For PATEL ENERGY LTD.

Nisha
Authorised Signatory

Financialized
Special

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 13, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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. FATEL 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 SK:PIDEMLEBKK



For **PATEL ENERGY LTD**

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 SK:PIDEMLEBKK



Amit Ashok Teckchandani



त न न - ३
दस्ता क्र 09/23/2029
१५/०५

RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.8,27,634/- (Rupees Eight lakh twenty seven thousand six hundred thirty four only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 13, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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

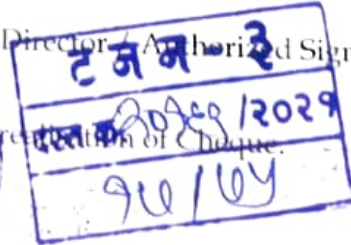
Rs. 8,27,634 /-

For PATEL ENERGY LTD

Nisha

Authorised Signatory

M/S. PATEL ENERGY LTD.



Note: Note: This Receipt is issued and valid subject to presentation 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. 13, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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.

For PATEL ENERGY LTD

Through Authorized

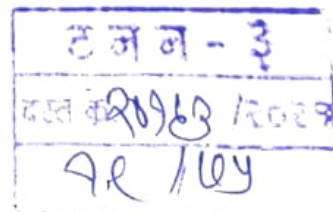
MS. NISHA TEJABHAI PATEL

Nisha
Authorised Signatory

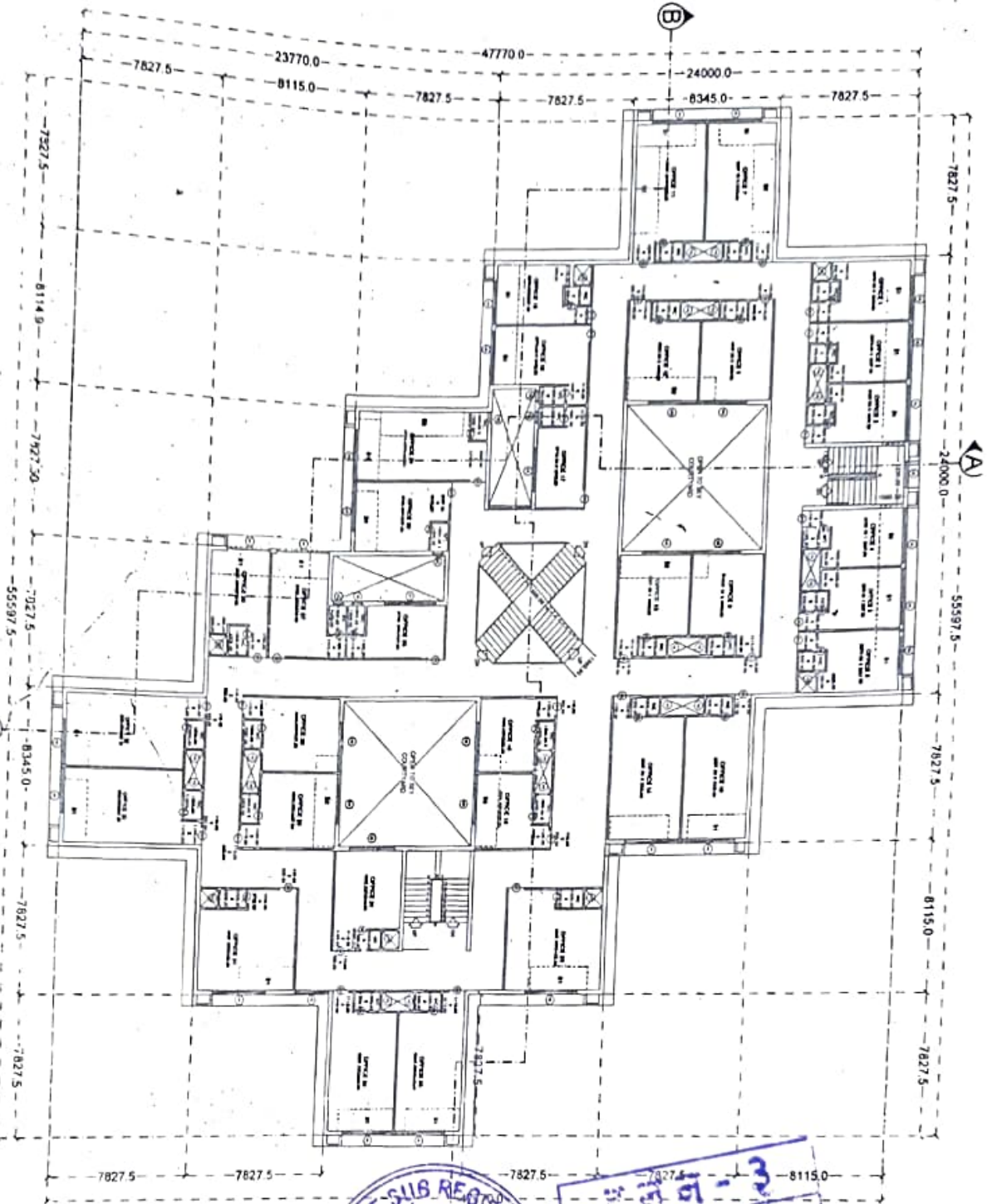
I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 13, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

MR. AMIT ASHOK TECKCHANDANI

Amit Ashok Teckchandani



1ST TO 3RD FLOOR PLAN



Handwritten text in Kannada: 3, 2024/08/08, 2024/08/08

Sl. No.	Room	Area (sq. ft.)	Volume (cu. ft.)
1	RECEPTION	27.00	27.00
2	CONFERENCE	11.70	11.70
3	STORAGE	14.70	14.70
4	RESTROOM	11.70	11.70
5	TOILET	11.70	11.70
6	BREAK ROOM	11.70	11.70
7	CLOSET	11.70	11.70
8	STAIR	11.70	11.70
9	CORRIDOR	11.70	11.70
10	OFFICE	11.70	11.70
11	OFFICE	11.70	11.70
12	OFFICE	11.70	11.70
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96	OFFICE	11.70	11.70
97	OFFICE	11.70	11.70
98	OFFICE	11.70	11.70
99	OFFICE	11.70	11.70
100	OFFICE	11.70	11.70
TOTAL		11.70	11.70

FOR OCCUPANCY CERTIFICATE

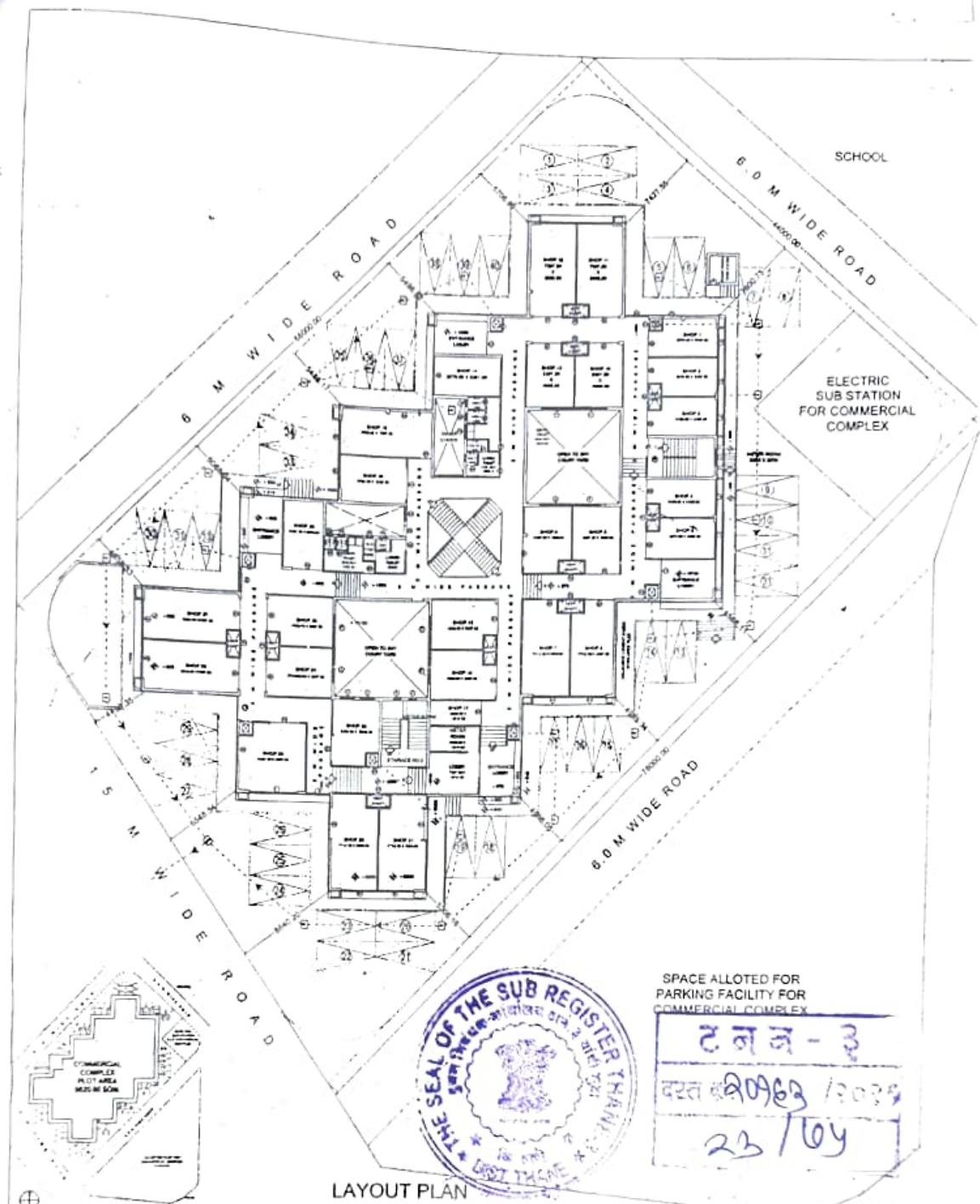
DESCRIPTION OF PROPOSAL
COMMERCIAL COMPLEX
ON PLOT NO. 647
SECTOR 21, 22, O.B.D.
BELLAPUR, NAVI MUMBAI.

THE SHARER/S IN
PL. ARCHITECTURE
ASST. ARCHITECTURE
ASST. ARCHITECTURE
PL. ARCHITECTURE IN
ASST. ARCHITECTURE
ASST. ARCHITECTURE

DATE: 07/05/2024
DMS NO. CDD/LARCH/REG/2024/208

Nisha

Signature



LAYOUT PLAN

SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

ट न ज - ३
 वस्तु क्र २०१६३ / २०२१
 २३ / ०५

<p>STAMP OF APPROVAL</p>	<p>IMPORTANT NOTES</p> <ol style="list-style-type: none"> 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. Plot indicated and its respective boundaries is subject to final confirmation from planning department. The Drawing is prepared for Post Facts Occupancy Certificate Purpose 	<p>NOTES</p> <ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. ALL EXTERNAL WALLS OF 225 THK & INTERNAL WALLS AND INTERNAL WALLS OF 215 THK. <p> <input type="checkbox"/> SHOWN AS PER PLAN <input type="checkbox"/> SHOWN AS PER PLAN <input type="checkbox"/> SHOWN AS PER PLAN <input type="checkbox"/> SHOWN AS PER PLAN </p>	<p>CONTENTS</p> <p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8&7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>AS BUILT DRAWING</p> <p> <input type="checkbox"/> S.D. (DRAWN) <input type="checkbox"/> P.R. (ARCHITECTURE) <input type="checkbox"/> A.S.T. (ARCHITECTURE) <input type="checkbox"/> A.S.D. (ARCHITECTURE) <input type="checkbox"/> S.A. (ARCHITECTURE) <input type="checkbox"/> A.S. (ARCHITECTURE) </p> <p>SCALE: 1/10 DATE: 07/05/2017</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/03</p>
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Nisha

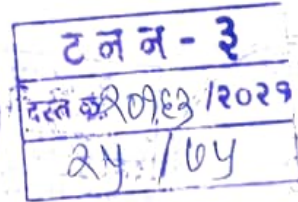
[Handwritten Signature]

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अंटीमेंट टू मेन
(2) मोबदला	386713
(3) वाजारभाव(भाडेपट्ट्याच्या वायविलपट्टाकार आवागणी देतो की पट्टेदार ने नमुद कराये)	1
(4) भू-मापन, पोटहिस्या व धरक्रमांक(असल्यास)	1) पाविकेचे नाव:नवी मुंबई मनपा उतर वर्णन : उतर माहिती: ऑफिस नं 13 पहिला मजला विन्डिंग कमशियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 गी वी डी वेलापूर नवी मुंबई((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:-मिडको लिमिटेड तर्फे असीस्टेड मार्केटींग ऑफिसर थी इन्वेष्ट कॉन्ट्रोल ब्यः; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. : रायगड भवन सेक्टर-11 गी वी डी वेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं.-AACCC3303K
(7) दस्तावेज करन देणा-या/विद्दून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे अधोराडज्ज मीम निशा नेजाभाई पटेल ब्यः; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. : पटेल इंजिनीरिंग कंपाऊंड पटेल इन्वेस्ट रोड जोगेश्वरी वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं.-AABCP8900A
(8) दस्तावेज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	24/11/2021
(9) दस्तावेज करन दिल्याचा दिनांक	25/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	19444/2021
(11) अनुक्रमांक, खंड व पुष्प	23300
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	3900
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेरग	

१. याच कामासाठी विचारान घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नसली कारण दस्तप्रकारानुसार आवश्यक नसली कारणाना तपशील दस्तप्रकारानुसार आवश्यक नसली

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**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

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.

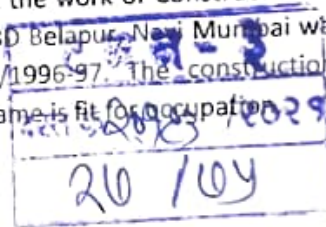
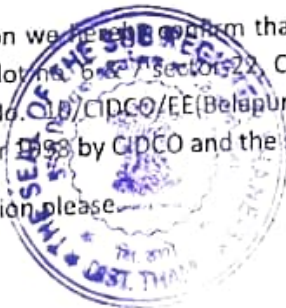
Sub : Construction of Commercial cum Shopping Complex on Plot No. 6 & 7, Sector-22,
CBD Belapur, Navi Mumbai.

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. Dhayatkar)

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

2016375

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 : 20163/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	827634
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 13 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	370.06 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:-मेसर्स पटेल एनर्जी लिमिटेड वे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनरींग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8) दस्तऐवज करुन 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 करुन दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20163/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(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.

8



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-1/2021/8000130908

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-13 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130908 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20163-2021 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	OFFICE13	29.2300

Thank You

Yours Sincerely,

TAKALE Digitally signed by
RAJARAM BABURAO
Date: 2021.12.24
12:06:13 +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-1/2022/8000147036

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 8000147036

In respect of Shop/Office No OFFICE-13, 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-13, 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, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed

Thanking You

Yours Sincerely,

TAKALE
MAJARAM
SARABAO
Asst. Estate Officer/Estate Officer

CC to STATE BANK OF INDIA PANVEL Branch

75/19444

Thursday, November 25, 2021
11:47 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 21389

दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19444-2021

दस्तऐवजाचा प्रकार : ऑथिमेंट टू सेल

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

नोंदणी फी

रु. 3900.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 4900.00

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.1/-

मोबदला रु.386713/-

भरलेले मुद्रांक शुल्क : रु. 23300/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202112853 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.3900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008721894202122E 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

दु. नि. ठाणे-३

मूची क्र.2

द्वयम निबंधक : सह दु.नि. ठाणे 3

द्वय क्रमांक : 19444/2021

नोंदणी :

Regn.63m

11/2021

गावाचे नाव : वेलापूर

(1) वित्तवाचा पत्रात	अपीलर टु गेल
(2) मॉडेलचा	386713
(3) बाजारभाष(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार व नमुद कराव)	1
(4) म-भाषात वाचनितमा व पत्रक्रमांक(अनन्यास)	1) पाकिचेचे नाव:नवी मुंबई मनपा इतर वणेत ; इतर माहिती: ऑफिस न 13 पत्रिका मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 मी वी डी वेलापूर नवी मुंबई((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिडको लिमिटेड तर्फे अमीन्टड मार्केटींग ऑफिसर श्री इन्सप चांकिकर बय:- पत्ता:-प्लॉट न:- माळा न:-, इमारतीचे नाव:-, प्लॉक न:-, रोड न:- रायगड भवन सेक्टर-11 मी वी डी वेलापूर नवी मुंबई, महाराष्ट्र. पिन कोड:-400614 पॅन न:-AACCC3303K
(8) दस्तावेज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेमर्स पटेल एनर्जी लिमिटेड तर्फे आंधोराइज्ड मीस निशा नेजाभार्ड पटेल बय:- पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, प्लॉक न:-, रोड न:- पटेल इंजिनीरिंग क्वाटर्ड पटेल इन्स्टेड रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन न:-AABCP8900A
(9) दस्तावेज करत दिव्याचा दिनांक	24/11/2021
(10)दस्तावेज करत दिव्याचा दिनांक	25/11/2021
(11)अनुक्रमांक पत्र व मुद	19444/2021
(12)वाचन नोंदणी मजला शुल्क	23300
(13)वाचन नोंदणी मजला शुल्क	3900
(14)शेता	

मूल्यांकनासाठी विद्यापत्र पत्रकारिता कर्तव्य

मूल्यांकनाची आवश्यकता नाही कारण दस्तावेजांनुसार आवश्यक नाही कारणाने कर्तव्य दस्तावेजांनुसार आवश्यक नाही

मजला नोंदणी करत दिव्याचा दिनांक

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

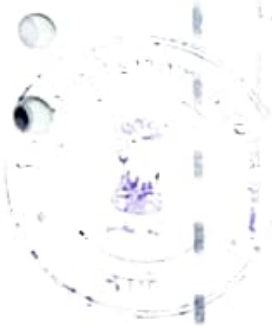
2021



महाराष्ट्र MAHARASHTRA

2021 23 NOV 2021

ZD 873405



15 NOV 2021

जीएडपत्र-1/कलत प्रतिज्ञापत्रासाठी
 मुद्रांक विक्री नोंदबही अनुक्रमांक 123614 दिनांक _____
 मुद्रांक विकत घेण्याच्या नाव For PATEL ENERGY LTD
 पत्ता व सही _____

श्री. रविन्द्र विष्णू शिंगाडे, Authorised signatory
 घरबाना क्र. 13/2008, नावेन प.क्र. : 1281043,
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्किट्स, शीघ्र नं. 23, प्रभात सेंटर एन-ब्लॉक
 प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नवी मुंबई. मो. 99326704129
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

AGREEMENT TO SALE

BETWEEN
 CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
 MAHARASHTRA LIMITED



AND
 M/S. PATEL ENERGY LTD

ट न न - 3
 दस्त 90888/2029
 4 40

उज्वल चव्हाणकर

Assistant Marketing Officer

Nisha
 Authorised Signatory


For PATEL ENERGY LTD

**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, 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 (3) and (3A) 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 PATEL ENERGY LTD

Assistant Secretary

buildings (all the
as "The said
a price of
Hundr
inst


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. 13, on First Floor of Building No. CC admeasuring 370.06 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



दस्तावेज - 3
 दस्त क्र. १०६६/२०२१
 ६/४०

Form of Lease Annexed hereto and marked Annexure "B".

THE CORPORATION SHALL SELL AND THE OFFICE OWNERS SHALL PURCHASE THE SAID OFFICE No. 13, on First Floor of Building No. CC admeasuring 370.06 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


 Assistant Marketing Officer

For B.S.P.L. / R.S.Y. LTD

 Authorized Signatory

1 ENCL
 LTD
 SEAL

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. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen 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. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen Only]** as under :

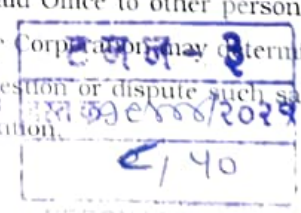
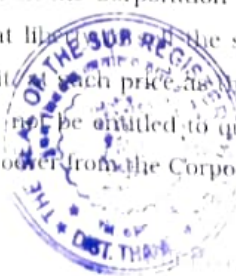
a) The payment of **Rs. 38,700/- [Rupees Thirty Eight Thousand Seven Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000242 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,48,013/- [Rupees: Three Lakh Forty Eight Thousand Thirteen Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

i) Rs.1,74,080/- Paid by Cheque No. 378336, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000843/2006 dtd. 1st June 2006

ii) Rs. 1,73,933/- Paid by Cheque No. 378675, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001500/2006 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.



3019/2021

Nisha

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

SCHEDULE



कलक-३
93 40
970/06 sq.ft.

Office No. 13, on First Floor of Building No. CC measuring 970/06 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 to Sky courtyard
- On or towards the South by Open Passage
- On or towards the East by Office No 09
- 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 **SHRI. UNMESH CHAPEKARE** Assistant Marketing Officer In the presence of:

[Signature]
Assistant Marketing Officer

1. Jayant Tailpale
2. Shubham Ambekar

[Signature]
[Signature]

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. ASNPP1387Q AADHAR CARD NO. 8303 1055 7740



- In the presence of:
1. Jayant Tailpale
 2. Shubham Ambekar

[Signature] For **M/S. PATEL ENERGY LTD.**
Nisha
Authorized Signatory

1944475

08/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19444/2021

नोदणी :

Regn:63m

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

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	386713
(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 13 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	370.06 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 पटेल एनर्जी लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पटेल इंजिनरींग 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	19444/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3900
(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

Reference No: 20003133/90010485 | 138
Customer No: 13408

Date:27.04.2006

To,
M/s. PATEL ENERGY LTD
PATEL ESTATE 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.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-1-13	CC	01	13	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 : kamleehraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-13/TCC/882/2022

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. 13, On 1st Floor, Admeasuring Area 370.06 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. 13,
On 1st Floor,
Admeasuring
Area 370.06 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"

Mentioned herein
under

- 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.

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	18/11/2004	Fresh Certificate of Incorporation of dated 18/11/2004 regarding change of name from PEC REALTORS LIMITED to PATEL ENERGY LIMITED 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 M/S. PATEL ENERGY LTD. through its Director MR. SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL, 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.5060/2020.	Photocopy	No



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. PATEL ENERGY LTD.**, in respect of above said property

b. Original possession letter issued by CIDCO Ltd. in favour of **M/S. PATEL ENERGY LTD.**, in respect of above said property

c. Original Corrigendum dated 16/09/2020 issued by CIDCO Ltd. in favour of **M/S. PATEL ENERGY LTD.**, in respect of above said property

d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.27,200/- in favour of **M/S. PATEL ENERGY 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. PATEL ENERGY 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. 19444/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19444-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. PATEL ENERGY 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.1,26,300/- 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. 13, On 1st Floor, Admeasuring Area 370.06 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-C

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.