

75/20164

Monday, December 06, 2021

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पावती

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Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22169 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20164-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी रु. 18400.00

दस्त हाताळणी फी रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: रु. 19900.00

Joint Sub Registrar Thane 3
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

वाजार मूल्य: रु. 1829807 /-

मोबदला रु. 839890/-

भरलेले मुद्रांक शुल्क: रु. 109800/-

1) देयकाचा प्रकार: DHC रकम: रु. 1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0112202104393 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 18400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009532274202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्याम 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 : मह दु.नि. ठाणे 3

दस्त क्रमांक : 20164/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	839890
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	1829807
(4) भू-मापन, पोटहिससा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं. 16 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 375.54 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स अडबान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड ब्रॉफे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑयोराइज्ड मीस निशा तेजाभाई पटेल वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कांठम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पं नं:-AAACA8932E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पं नं:-ADMPT2124K
(9) दस्तावेज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20164/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18400
(14) शेन	

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.

RF 0112202104393D
0004593139202122
0004593139202122
Trace Number

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 December 2021 12:51:27 PM	
मोशन नं.	202119042422		
प्लॉट नं.	5971		
प्लॉट क्षेत्र	ठाणे		
प्लॉट विभाग	सीलुका ठाणे		
अप ग्राहक विभाग	27 318 वेलापुर नोड सेक्टर क्र 22		
दोसरी नाव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न. अ. क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
माली जाहीर	निवासी सदनिवा	कार्यालय	दुकाने
72500	28800	74900	96100
सीट/योगीक	11900	मोजमापनाचे एकक चौ मीटर	
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	319 चौ मीटर	मिळकतीचा वापर	कार्यालये/व्यावसायिक
बांधकामाचे तमीकरण	1 आर सी सी	मिळकतीचे वय	21 to 30 वर्षे
उदकगटन सुविधा	आहे	राजला	1st To 4th Floor
सामिक्			
वापरालया			
आंतरतीमपील			
कार्यालये व्यावसायिक			
जाही			
Sale Date	First Sale Date - 02/08/2018		
Result	Sale Result of built up Property constructed after circular dt 02/01/2018		
प्रथम प्रकार मिळकतीचा प्रती चौ मीटर मूल्यदर	वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी * राजला निहाय घटावाढ		
	$(74900 * (70/100)) * 100/100$		
	= Rs 52430/-		
बा. मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	$= 52430 * 319$		
	Rs. 1829807/-		
Applicable Rules	1		
एकीत अंतिम मूल्य	मिळकतीचे मूल्य + उत्पन्नाचे मूल्य + मंडळानुसार राजला क्षेत्र मूल्य + लगेतल्या जागीचे मूल्य(सुखी बाळकणी) + वरील मालीचे मूल्य + बोरदरत वाढत दुकाने मूल्य + सुन्या जमिनीवरील वाढत दुकाने मूल्य + दुकाने मालीचे मूल्य (सुन्या जाहीर मूल्य + वरील मालीचे मूल्य + वयवर्धित वाढत दुकाने $= A + B + C + D + E + F + G + H + I + J$ $1829807 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ Rs. 1829807/- आठस लाख एकोणतीस हजार आठ शे सात:-		



ट न न - ३
दस्तावेज नं. २२७६४/२०२१
१/०५



CHALLAN
MTR Form Number-6



SRN	MH009532274202122E	BARCODE		Date	01/12/2021-16:22:58	Form ID	25.1
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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 16, 1st flr, Plot No. 07, Commercial
		Premises/Building	Complex,

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	109800.00					Sector- 22, CBD Belapur
0030063301 Registration Fee	18400.00					NAVI MUMBAI
					4 0 0 6 1 4	
						PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT LTD~CA=839890~Marketval=0
Total	1,28,200.00					Amount In Words One Lakh Twenty Eight Thousand Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572021120122963	IK0BKDCQW8
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-16:24:23	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 registration only. It should be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9867066175
सदर चालन केवल दस्तावेज के पंजीकरण हेतु ही वैध है। अनपंजीकृत दस्तावेजों के लिए यह चालन लागू नहीं है।



टनन-३
दस्तावेज २०१६४/२०२१
५/१६५



महाराष्ट्र MAHARASHTRA

2021

30 NOV 2021

ZD 869087



15 NOV 2021

जाडपत्र-2
 मुद्रांक विक्री नोंदवही अनुक्रमांक 12944 दिनांक 15/11/2021
 दस्ताचा प्रकार/अनुच्छेद क्रमांक _____
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
 दुय्यम निबंधक कार्यालयाचे नांव _____ मोबदला रक्कम Rs. _____
 मिळकतीचे वर्णन _____

मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani

दुसऱ्या पक्षकाराचे नाव _____

हस्त असल्यास त्याचे नाव व पत्ता Praveen

मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची सही
 श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
 प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलापूर, नवी मुंबई. मो. 09324704124
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात बांधणे संपून ठेवणे

DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

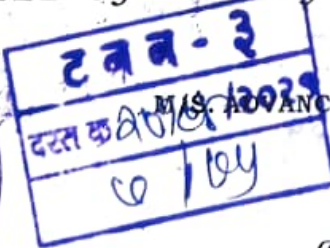
M/S. ADVANCED MAGNETICS PVT. LTD.

"THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"



For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
 Authorised Signatory

Page 1

Amit Ashok Teckchandani



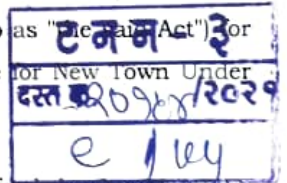
DEED OF TRANSFER CUM ASSIGNMENT

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

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.



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.

AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The

For ADVANCED MAGNETICS PVT LTD For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Nisha
Authorised Signatory



Nisha



Nisha

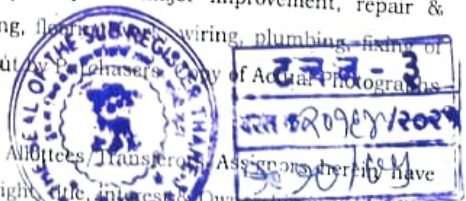
CIDCO of Maharashtra Ltd. considering to the application had allotted one of the Office No.16, on First Floor of Building No. CC, Commercial Complex, measuring 375.54 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into Agreement To Sale on 29/11/2021 by which The CIDCO of Maharashtra Ltd. had sold out, conveyed the said Office against the payment of Rs. 3,92,439/- [Rupees Three Lakh Ninety Two Thousand Four Hundred Thirty Nine 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. TMM-3/19451/2021. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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

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 & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & replacement work by plastering, tiling, flooring, electrical wiring, plumbing, fixing of New Shutter & Doors, to be carried out by Purchasers. Actual Photographs enclosed herewith.



AND WHEREAS the Original Allottees/Transferors/Assignors hereby have decided to sell, transfer all its/thier right, title, interest & Ownership in said Office in favour of any prospective Transferees/Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and

For ADVANCED MAGNETICS PVT LTD

Director

Nisha
Authorised Signatory

Signature

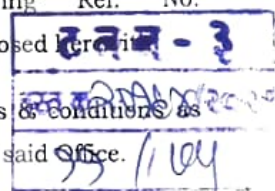
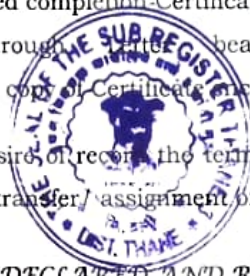
Plotted one of the
Belapur, Navi
Development
on.

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. 8,39,890/- [Rupees Eight Lakh Thirty Nine Thousand Eight Hundred Ninety Only]**.

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

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

AND WHEREAS parties hereby desired to 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. 8,39,890/- [Rupees Eight Lakh Thirty Nine Thousand Eight Hundred Ninety Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original Allottees/Transferors/Assignors hereby handed over the quite, vacant & peaceful possession of said Office and the Transferees/Assignees shall ipso-facto become

For **ADVANCED MAGNETICS PVT LTD**

Director

For **ADVANCED MAGNETICS PRIVATE LIMITED**

Authorised Signatory

Page 4

entitled to legally occupy and possess the said Office and all rights, title, interest, 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.

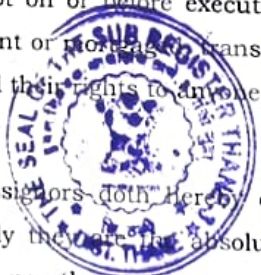
d) Except them no other person or persons has/have any right, title, claim and interest in the above said Office.

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.

6) 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 otherwise 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, 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



3
2029
10/09

For ADVANCED MAGNETICS PVT LTD

[Signature]

Nisha

Authorised Signatory

[Signature]

litigation
what's
no

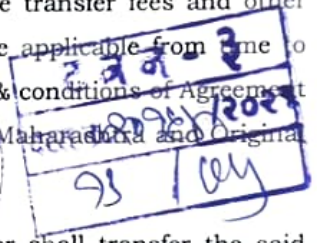
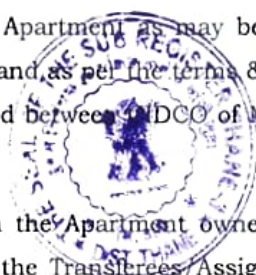
... and all rights, title, interests
... hereby lawfully transferred in
... to have and to hold the
... the use and benefit of
... nominee forever,
... whatsoever by
... through

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

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

For ADVANCED MAGNETICS PVT LTD

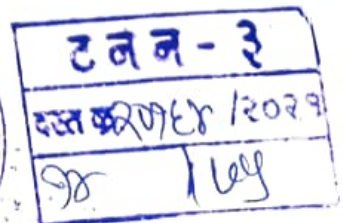
Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

time to time for the purpose of securing a loan borrowed for buying the Apartment.

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



THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No.16, on First Floor of Building No. CC, Commercial Complex, admeasuring 375.54 sq.ft. Built-up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane**

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

SIGNED, SEALED AND DELIVERED by the within named

"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"

M/S. ADVANCED MAGNETICS PVT. LTD.

INCOME TAX PERMANENT A/C NO. AAACA8932E

As per Resolution dtd. _____

Through Authorized

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP1387Q

AADHAR CARD NO. 8303 1055 7740

in presence of

Nilesh Pawar

Nawar

Somshankar K.P.

S.K.Pidemuduru

For ADVANCED MAGNETICS PRIVATE LIMITED

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

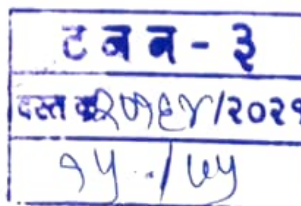
Nawar

Somshankar K.P.

S.K.Pidemuduru



Amit

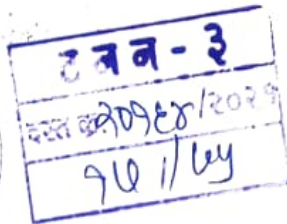


RECEIPT

Date: 03/12/2021.

Received a sum of Rs. 8,39,890/- (Rupees Eight lakh thirty nine thousand eight hundred ninety only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No.16, on First Floor of Building No. CC, Commercial Complex, admeasuring 375.54 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane by M/s. Advanced Magnetics Pvt. Ltd. to MR. AMIT ASHOK TECKCHANDANI.

1. Received part payment from MR. AMIT ASHOK TECKCHANDANI, Chairman and Managing Director, Leena Powertech Engineers Pvt. Ltd. vide RTGS / UTR No.SBINR12021062129293714/ SBIN12021062129294060 dtd. 21/06/2021 Drawn on STATE BANK OF INDIA, Mumbai Branch.
2. Received balance final payment from MR. AMIT ASHOK TECKCHANDANI through RTGS vide UTR no. SBINR52021120355036252 dated 03/12/2021 Drawn on STATE BANK OF INDIA



WE SAY RECEIVED

Rs.8,39,890/-

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

Authorised Signatory

ADVANCED MAGNETICS PVT. LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

Date: 06/12/2021

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

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.16, on First Floor of Building No. CC, Commercial Complex, admeasuring 375.54 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. ADVANCED MAGNETICS PVT. LTD.

Through Authorized

MS. NISHA TEJABHAI PATEL

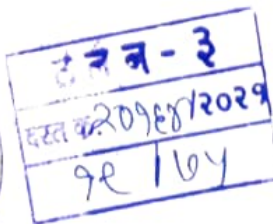
For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

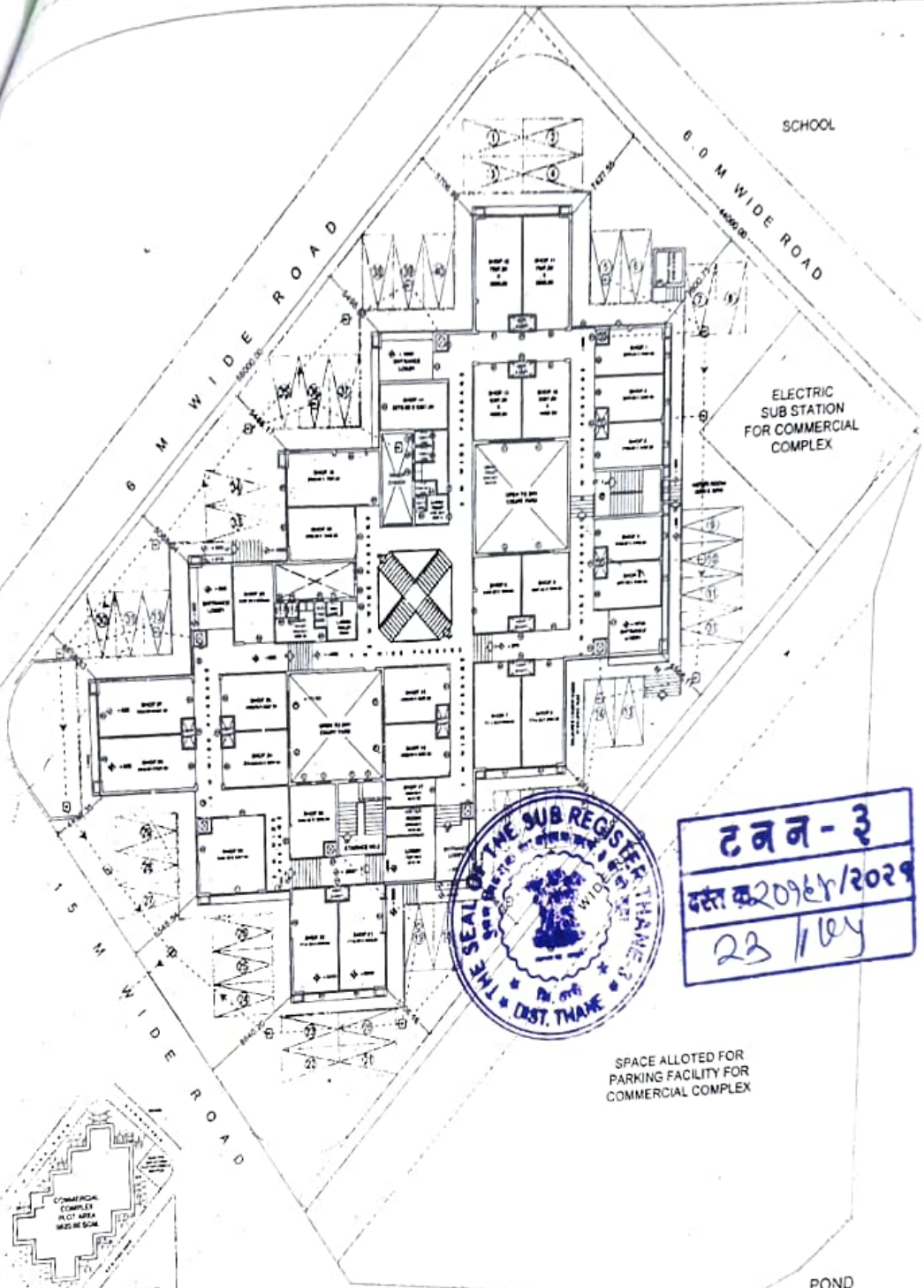
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.16, 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



टन न- ३
 दस्ता क 20961/2029
 23/10/24

SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

LAYOUT PLAN

STAMP OF APPROVAL LOCATION PLAN COMMERCIAL COMPLEX PLOT AREA 1825 SQ. M.	IMPORTANT NOTES 1. This drawing is prepared with reference to the "Location Plan" covering enclosed at C/17 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 by Post Facto Occupancy Certificate Purpose.	NOTES 1) DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. 2) ALL EXTERNAL WALLS OF 225 THK & INTERNAL WALLS AND INTERNAL WALLS OF 115 THK.	CONTENTS LAYOUT PLAN	AS BUILT DRAWING DR/DRM(01) PR ARCHITECTURE ASST ARCHITECTURE ASST ARCHITECTURE SA ARCHITECTURE ADDL CHIEF ARCHITECT
	DESCRIPTION OF PROPOSAL COMMERCIAL COMPLEX ON PLOT NO. - 847, SECTOR 21, 22 C.B.D. BELAPUR, NAVI MUMBAI.	E.P. SCALE DATE 09/05/2024 DRG. NO. CIDCO/ARCH(N)/CC/2012/05		

FOR ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
 Authorised Signatory

2016475

08/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

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

दस्त क्रमांक : 20164/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	839890
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1829807
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 16 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	375.54 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 अडवान्सड मॅनेटिकस प्राव्हेट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं. 601, श्री तिरुपती कोऑपरेटिव्ह होसिंग 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	20164/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18400
(14) शोरा	
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-1/2021/8000130913

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-16 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130913 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20164-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1) ADVANCED MAGNETICS PRIVATE LIMITED	1) AMIT ASHOK TECKCHANDANI	OFFICE16	29.6600

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:08:43 +05'30'

Asst. Estate Officer

CC to:

- 1) AMIT ASHOK TECKCHANDANI
- 1) ADVANCED MAGNETICS PRIVATE LIMITED
- 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-1/2022/8000147210

Date: 30/03/2022

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

Subject: Your Request for Mortgage NOC

Reference: Application number 8000147210

In respect of Shop/Office No OFFICE-16, COMMERCIAL COMPLEX/1, Plot No 7,
Road No 00, Sector 21/22, Belapur, Navi Mumbai

Sir/Madam

Please refer to your application dated 24/03/2022 referred above

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-16, constructed on Building Name/No COMMERCIAL COMPLEX/1, Plot No 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai (for 1) M/S LEENA POWER TECH ENGINEERS PVT LTD, 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

RAJESH
RAJESH
BABURAO
Asst. Estate Officer/Estate Officer

CC: M/S LEENA POWER TECH ENGINEERS PVT LTD

75 19451

Thursday, November 25, 2021
11:32 AM

पावती

16m 1st floor
9Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 21396 दिनांक: 25/11/2021

गावाचे नाव: बेलापूर


दस्तऐवजाचा अनुक्रमांक: टनन3-19451-2021

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मेसर्स अडवान्सड मॅग्नेटिक्स प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल

नोंदणी फी	रु. 4000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	

एकूण:	रु. 5000.00
-------	-------------


Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - ३
ठाणे क्र. ३

बाजार मुल्य: रु. 1/-

मोबदला रु. 392439/-

भरलेले मुद्रांक शुल्क : रु. 23600/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202113750 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:


2) देयकाचा प्रकार: eChallan रक्कम: रु. 4000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008716434202122E 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 
मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३



26/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19451/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) भोवदला	392439
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 16 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 375.54 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 फॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे आंधोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कॉन्टम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 फॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19451/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	23600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	4000
(14) शेरा	

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

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 MH008716434202122E	BARCODE	Date 13/11/2021-15:49:16	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	AAACA8932E	
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	ADVANCED MAGNETICS PVT LTD	
Location THANE			
Year 2021-2022 One Time	Flat/Block No.	Office No 16, 1st flr, Plot No. 07, Commercial Complex,	
	Premises/Building		

Account Head Details	Amount In Rs.				
0030046401 Stamp Duty	23600.00	Road/Street	Sector-21/22, CBD Belapur		
0030063301 Registration Fee	4000.00	Area/Locality	NAVI MUMBAI		
		Town/City/District			
		PIN	4	0	0 6 1 4
		Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-CA=392439		
		Amount In	Twenty Seven Thousand Six Hundred Rupees Only		
Total	27,600.00	Words			

Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572021111363330	IK0BJJIFU1
Cheque/DD No.	Bank Date	RBI Date	13/11/2021-15:51:11	Not Verified with RBI
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Mobile No. : 9029579019



ट न न - ३
दस्त क्र १०५१/२०२१
३ / ४०

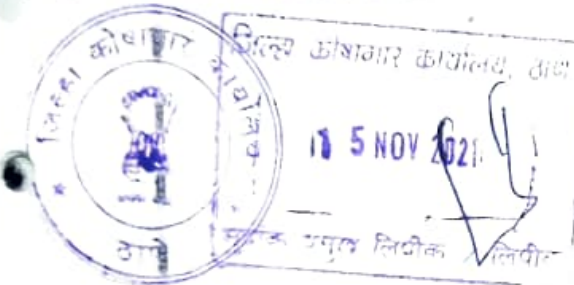


महाराष्ट्र MAHARASHTRA

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23 NOV 2021

ZD 873449



खीडण-१ / कलत प्रतिष्ठापनासाठी
 मुद्रांक विक्री नोंदवही अनुक्रमांक 123658 दिनांक _____
 मु.क. विकत घेण्यासाठी आय _____
 पत्रा ब लदी _____
For ADVANCED MAGNETICS PVT LTD.
 श्री. रविन्द्र विष्णू शिंगाडे,
 परवाना क्र. 13/2008, नविन प.क्र. : 1281843,
 मुद्रांक विक्रीचे ठिकाण : भुनिबा लम्बिखित, शीब नं. 23, प्रभात सेंटर इनव्हा
 ब्लॉक नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नदी मुंबई, मो. 98324704128
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच अरबासाठी
 मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

Authorised Signatory

AGREEMENT TO SALE

BETWEEN

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



M/S. ADVANCED MAGNETICS PVT. LTD.

दिनांक 09/11/2021
 4/40

शुभम चौधरी
 Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

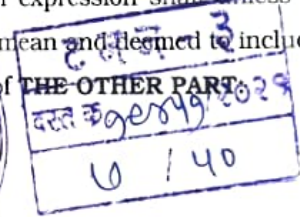
Nisha
 Authorised Signatory

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

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

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

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



30/11/2021

Nisha
Authorised 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 have been duly approved by the Corporation.

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

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

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

8. The Office Owners has agreed to purchase and the Corporation has agreed to sell **Office No. 16, on First Floor of Building No. CC admeasuring 375.54 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".

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

1. The Corporation shall sell and the Office Owners shall purchase the said **Office No. 16, on First Floor of Building No. CC admeasuring 375.54 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



दस्तावेज - 3
दस्तावेज क्र. १४१/२०२१
८/१०

उत्तम चौधरी

For ADVANCED MAGNETICS PRIVATE LIMITED

Assistant Marketing Officer

Nisha
Authorised Signatory

buildings (all the said Office and percentage hereinafter collectively referred to as "The said Office ") as heritable and transferable immoveable property at of for a price of **Rs. 3,92,439/- [Rupees: Three Lakh Ninety Two Thousand Four Hundred Thirty Nine 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. 3,92,439/- [Rupees: Three Lakh Ninety Two Thousand Four Hundred Thirty Nine 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. 1400000248 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,53,739/- [Rupees: Three Lakh Fifty Three Thousand Seven Hundred Thirty Nine Only]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

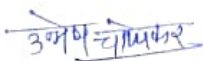
i) Rs.1,74,080/- Paid by Cheque No. 378305, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000814/2006 dtd. 1st June 2006

ii) Rs. 1,74,079/- Paid by Cheque No. 378609, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001523/2006 dtd. 30th June 2006

iii) Rs. 5580/- Paid by Online Receipt No. 3800021998 dtd. 30/09/2006 [The Receipt whereof the Corporation has hereby acknowledge].

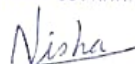
3. If the Office Owners commit default in payment of any of the installments aforesaid on their respective due dates (time being of the essence of the contract), the Corporation shall be at liberty to terminate this Agreement in which event, the said Earnest Money paid by the Office Owner to the Corporation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

Page 3



Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED


Authorised Signatory

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. 16, on First Floor of Building No. CC admeasuring 375.54 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 Office No 15
On or towards the South by Office No 17
On or towards the East by Open Passage
On or towards the West by Open Space

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
By the hand of **SHRI. UNMESH CHAPEKAR**
Assistant Marketing Officer
In the presence of:

1. Jyoti Talpade
2. Shubham Ambre

Unmesh Chapekar
Assistant Marketing Officer

Jyoti
Shubham Ambre

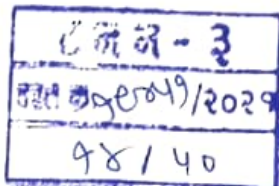
SIGNED AND DELIVERED by the Within named office/shop owners
M/S. ADVANCED MAGNETICS PVT. LTD.
INCOME TAX PERMANENT A/C NO. AAACA8932E
through authorized
MS. NISHA TEJABHAI PATEL
INCOME TAX PERMANENT A/C NO. ASNPP1387Q
AADHAR CARD NO. 8303 1055 7740

- In the presence of:
1. Jyoti Talpade
 2. Shubham Ambre



For ADVANCED MAGNETICS PRIVATE LIMITED

Jyoti
Nisha
Shubham Ambre
Authorised Signatory



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19451/2021

नोंदणी :

Regn:63m

1945175

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	392439
(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 16 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	375.54 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅनेज्मेटिक्स प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कॉन्टम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19451/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	23600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	4000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
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 Ltd.

Reference No: 20003104/90010377 /123
Customer No: 13407

Date:27.04.2006

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

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

Dear Sir/Madam,

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

A. DETAILS OF COMMERCIAL PREMISES (OFFICE) ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-1-16	CC	01	16	370.200	

Rate of Premises Rs /SQF: 1045 00
Use of Premises : OFFICE.

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

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

C. R. Raisinghani
M.A., LL.B.

K. C. Raisinghani
B.Com., LL.B.

B. T. Gwalani
B.Com., LL.B.

R. K. Raisinghani
Bsc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

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

REF.NO./CRR/AAT-16/TCC/878/2022

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. 16, On 1st Floor, Admeasuring Area 375.54 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



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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. 16, On 1 st Floor, Admeasuring Area 375.54 Sq. Fts., in the Building No. CC. Commercial Complex, at Village Belapur. Plot No. 6 & 7. Sector 21 & 22. CBD Belapur. Navi Mumbai. Taluka & Dist. Thane - 400 614"																
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified. Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.	Mentioned herein under																
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Date</th> <th>Name/Nature of the Document</th> <th>Original / certified copy / certified extract/ photocopy, etc</th> <th>In case of copies whether original was scrutinized by the Advocate</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>27/3/2008</td> <td>Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.</td> <td>Photocopy</td> <td>No</td> </tr> <tr> <td>2</td> <td>31/07/2020</td> <td>Power of Attorney dated 31/07/2020 executed by M/S. ADVANCED MAGNETICS PVT 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.5059/2020.</td> <td>Photocopy</td> <td>No</td> </tr> </tbody> </table>	Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate	1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No	2	31/07/2020	Power of Attorney dated 31/07/2020 executed by M/S. ADVANCED MAGNETICS PVT 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.5059/2020.	Photocopy	No		
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														
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2	31/07/2020	Power of Attorney dated 31/07/2020 executed by M/S. ADVANCED MAGNETICS PVT 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.5059/2020.	Photocopy	No														



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3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by STATE BANK OF INDIA for Rs.21,600/- in favour of M/S. ADVANCED MAGNETICS PVT. LTD. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED through Assistant Marketing Officer, SHRI. UMESH CHAPHEKARE (Corporation) and M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners), in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19451/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt Nodated 25/11/2021, bearing Registration No. TNN3-19451-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



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11	6/12/2021	Possession letter dated 06/12/2021 issued by M/S. ADVANCED MAGNETICS PVT LTD to MR. AMIT ASHOK TECKCHANDANI regarding handing over the possession of said office.	Photocopy	No
12	22/03/2014	Letter dated 22/03/2014 issued by CIDCO to Owners Association of CIDCO Commercial Complex certifying that the construction work of the said commercial complex has been completed in September 1998 and the same is fit for occupation.	Photocopy	No
13	25/11/2021	Special Power of Attorney dated 25/11/2021 executed by ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA in favour of MS. NISHA TEJABHAI PATEL , regarding execution and registration of agreement 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.13622/2021	Photocopy	No
14	26/11/2021	Specific Power of Attorney dated 26/11/2021 executed by MR. AMIT ASHOK TECKCHANDANI in favour of MR. PRAVIN VAMAN ZAWARE , regarding registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.13195/2021.	Photocopy	No
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			No Instructions Hence not obtained



45 Additional suggestions, if any to safeguard the interest of the Bank/ensuring the perfection of security.

a) I have to certify that the bank should inspect the property and should follow the necessary banking procedures and norms before disbursement of the loan and verify the genuineness of the original documents before creation of mortgage.

b) I have to further certify that No Objection certificate should be obtained from **CIDCO** for creation of the mortgage of the said property by **MR. AMIT ASHOK TECKCHANDANI**, in favour of the Bank, in format of bank.

46 The specific persons who are required to create mortgage / to deposit documents creating mortgage.

MR. AMIT ASHOK TECKCHANDANI (BORROWER)

47 1. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?
Yes/No

No

2. Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.

Not Applicable



CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. AMIT ASHOK TECKCHANDANI (BORROWER)**.
9. I certify that **MR. AMIT ASHOK TECKCHANDANI (BORROWER)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. **In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:**
 - a. Original allotment letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property
 - b. Original possession letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property
 - c. Original Corrigendum issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD**, in respect of above said property
 - d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.21,600/- in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** regarding payment of Stamp Duty & Registration Fees in respect of the above said property.
 - e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19451/2021 dated 25/11/2021.
 - f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19451-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL**, regarding Registration of Agreement in respect of the above said property.
 - g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.128,200/- 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. 16, On 1st Floor, Admeasuring Area 375.54 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614”, situated and constructed on land bearing Plot No. 6 & 7, Sector 21 & 22, at Village Belapur, Navi Mumbai, Taluka & Dist. Thane, within the Registration District and Sub-Registration District of Thane, State Maharashtra.”

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

For C. R. Raisinghani & Associates



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

ANNEXURE

Flow of Title:

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

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

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

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

