

75/20154

पावती

Original/Duplicate

Monday, December 06, 2021

10:20 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22159 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20154-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 14100.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 15600.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 1401453.9/-

मोबदला ₹. 643460/-

भरलेले मुद्रांक शुल्क: ₹. 84200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107525 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 14100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009534365202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही _____
 मुळ दस्तऐवज परत मिळाला
 दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. डाणे 3

दस्त क्रमांक : 20154/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

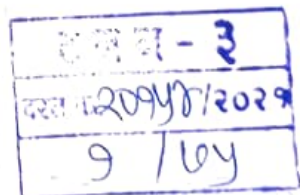
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) भोवदला	643460
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1401453.9
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 04 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी वेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 287.71 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स पटेल एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑंधोराइज्ड मीस निशा तेजाभाई पटेल - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, डाणे. 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	20154/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	84200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14100
(14) श्रेण	

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.

<p>मूल्यांकन पत्रक (शहरी क्षेत्र - बांधित)</p>																															
<p>Valuation ID 20211003615</p>	<p>03 December 2021, 10:55:41 AM</p>																														
<p>सूचकांकाने वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग दो वने नाव</p>	<p>2021 ठाणे उत्कृष्ट - ठाणे * 2/318 वेल्पाप नोड सेक्टर क्र. 22 Navi Mumbai Municipal Corporation</p>																														
<p>वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु. सुली जागीर मिठाई</p>	<p>सर्व्हे नंबर न न क्रमांक</p>																														
<p>बांधित क्षेत्राची माहिती</p>	<table border="1"> <thead> <tr> <th>मिठाई</th> <th>कार्योत्पन्न</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>सोजमापनाचे एकक वी मीटर</th> </tr> </thead> <tbody> <tr> <td>58800</td> <td>74900</td> <td>96100</td> <td>74900</td> <td></td> </tr> <tr> <td>वापकाचे क्षेत्राचे क्षेत्र</td> <td>26.73 चौ. मीटर</td> <td>मिळकतीचा वापर -</td> <td>कार्योत्पन्न/व्यावसायिक</td> <td>मिळकतीचा प्रकार -</td> </tr> <tr> <td>वापकाचे वरीकरण</td> <td>1-308 सी सी</td> <td>मिळकतीचे वय -</td> <td>21 to 30 वर्ष</td> <td>बांधित</td> </tr> <tr> <td>अवकाश सुविधा</td> <td>आहे</td> <td>मजला -</td> <td>1st To 4th Floor</td> <td>मूल्यदर/बांधकामाचा दर -</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Rs 74900/-</td> </tr> </tbody> </table>	मिठाई	कार्योत्पन्न	दुकाने	औद्योगिक	सोजमापनाचे एकक वी मीटर	58800	74900	96100	74900		वापकाचे क्षेत्राचे क्षेत्र	26.73 चौ. मीटर	मिळकतीचा वापर -	कार्योत्पन्न/व्यावसायिक	मिळकतीचा प्रकार -	वापकाचे वरीकरण	1-308 सी सी	मिळकतीचे वय -	21 to 30 वर्ष	बांधित	अवकाश सुविधा	आहे	मजला -	1st To 4th Floor	मूल्यदर/बांधकामाचा दर -					Rs 74900/-
मिठाई	कार्योत्पन्न	दुकाने	औद्योगिक	सोजमापनाचे एकक वी मीटर																											
58800	74900	96100	74900																												
वापकाचे क्षेत्राचे क्षेत्र	26.73 चौ. मीटर	मिळकतीचा वापर -	कार्योत्पन्न/व्यावसायिक	मिळकतीचा प्रकार -																											
वापकाचे वरीकरण	1-308 सी सी	मिळकतीचे वय -	21 to 30 वर्ष	बांधित																											
अवकाश सुविधा	आहे	मजला -	1st To 4th Floor	मूल्यदर/बांधकामाचा दर -																											
				Rs 74900/-																											
<p>सामग्री उपस्थान कार्योत्पन्न कार्योत्पन्न व्यावसायिक बांधित</p>	<p>First Sale Date - 02/01/2018</p>																														
<p>सूचकांकाने बांधित क्षेत्राची माहिती</p>	<p>सूचकांकाने बांधित क्षेत्राची माहिती</p>																														
<p>प्रमाणानुसार मिळकतीचा प्रति वी मीटर मूल्यदर</p>	<p>वार्षिक मूल्यदर * प्रमाणानुसार टक्केवारी) * मजला निहाय घट/वाढ = (74900 * (70 / 100)) * 100 / 100 = Rs 52430/-</p>																														
<p>मूळ मिळकतीचे मूल्य</p>	<p>= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र 52430 * 26.73 = Rs 1401453.9/-</p>																														
<p>अवकाश सुविधा</p>	<p>3</p>																														
<p>एकत्रित अंतिम मूल्य</p>	<p>मूळ मिळकतीचे मूल्य + बांधकाम मूल्य + मजला क्षेत्राचे मूल्य + लक्ष्यानुसार टक्केवारीचे मूल्य (सुली बांधकाम - वरील - वीचे मूल्य + कोर्टात वाढलेले मूल्य + सुली जागीर वरील वाढलेले मूल्य + प्रमाणी गोळाविल्या सुवाते जागेचे मूल्य बांधित क्षेत्राची स्वयंप्रतिभा वाढवता = A + B + C + D + E + F + G + H + I + J 1401453.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1401453.9/- चौदा लाख एक हजार चार शे चोपन्न -</p>																														



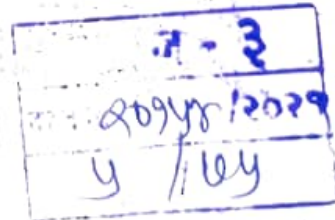


CHALLAN
MTR Form Number-6



GRN MH009534365202122E	BARCODE	Date 01/12/2021-16:46:20	Form ID 25.1
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable) ADMPT2124K	Full Name Mr AMIT ASHOK TECKCHANDANI	
Location THANE	Flat/Block No.	Office No 4, 1st flr, Plot No. 07, Commercial Complex,	
Year 2021-2022 One Time	Premises/Building	Sector- 22, CBD Belapur	
Account Head Details	Amount In Rs.	Road/Street	
0030046401 Stamp Duty	84200.00	Area/Locality	NAVI MUMBAI
0030063301 Registration Fee	14100.00	Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY LTD-CA=643460-Marketval=0
		Amount In	Ninety Eight Thousand Three Hundred Rupees Only
Total	98,300.00	Words	
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572021120125758 IK0BKDDQN2
Cheque/DD No.	Bank Date	RBI Date	01/12/2021-16:24:47 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 : Mobile No. : 9029579019
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुय्यम निवाचक कार्यालयत नोदणी करावयाच्या दस्तासठी लागू आहे. नोदणी न करावयाच्या दस्तासठी सदर चालन लागू नाही.





महाराष्ट्र MAHARASHTRA

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3 0 NOV 2021

ZD 869068



जिल्हा कोषागार कार्यालय, ठाणे
15 NOV 2021

जाडपत्र-१
मुद्रांक विक्री नोंदवही अनुक्रमांक 129423 दिनांक
दस्तावाचा प्रकार/अनुच्छेद क्रमांक _____
दस्त नोंदणी करणारा आहेत का? होय/नाही - नोंदणी होणार असल्यास
दुर्यम निबंधक कार्यालयाचे नांव _____ मोबदला रक्कम Rs. _____
शिल्लकरीचे वर्णन _____
मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani
दुर्यम पत्रकाराचे नाव _____
हरले असल्यास त्याचे नाव व पत्ता Barseen
मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेणाऱ्याची सही
श्री. रविन्द्र दिग्वि शिंगटे, परवाना क्र. 13/2000, नविन ९.३३. : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता कॅम्पस, शॉप नं. 23, प्रभात सेंटर एनेक्स
मो. 7, सेक्टर-1ए, सी.वो.डी. पेलापूर, नवी मुंबई, मो. 09324704124
मुद्रांक विक्रीच्या वेळी ज्यांनी मुद्रांक घेतले ते केला त्यांनी त्याच कारणासाठी

DEED OF TRANSFER OR ASSIGNMENT



दस्त क्र. 2018/2021
"THE ORIGINAL ALLOTTEES/
TRANSFERORS/ASSIGNORS"

A N D

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD

Nisha
Authorised Signatory

Amit Ashok Teckchandani

DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 26 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.**

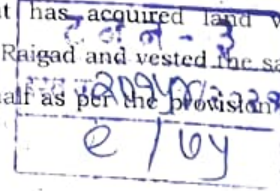
Nisha

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 as per the provision of Section 113 (A) of the said Act.



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

For PATEL ENERGY LTD

For PATEL ENERGY LTD.

Director

Nisha
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the Office No. 4, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 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. 3,00,657/- [Rupees Three Lakh Six Hundred Fifty Seven 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. JNN-3/19468/2021 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 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

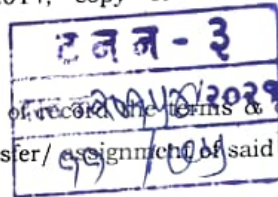
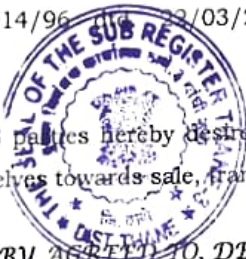


in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors 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. 6,43,460/- [Rupees Six Lakh Forty Three Thousand Four Hundred Sixty 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 22/03/2014, copy of Certificate enclosed herewith.

AND WHEREAS Parties hereby desire 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. 6,43,460/- [Rupees Six Lakh Forty Three Thousand Four Hundred Sixty Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.

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

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 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.

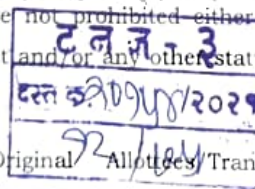
5) The Original Allottees/Transferors/Assignors hereby declares that:

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.



are not prohibited either under the Income Tax Act, Gift Tax Act, and/or any other statute from transferring, disposing off the said

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. PATEL ENERGY LTD


Nisha
Authorised Signatory
Director



inheritance, lease, licenses, easement or otherwise howsoever and they are having all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.

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

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

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

i) The Transferees/Assignees pay to the Corporation the transfer fees and other charges being towards transfer of Apartment as may be applicable from time to time as per the CIDCO 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 shall ensure 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

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



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

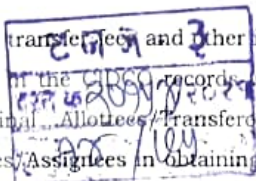
12) The Original Allottees/Transferors/Assignors undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act and also sign the Forms, Application, Affidavit, 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

The transfer fees and other incidental expenses for the transfer of aforesaid properties of 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.



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

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of Office No. 4, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.

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

SIGNED, SEALED AND DELIVERED by the within named
"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"

M/S. PATEL ENERGY LTD.

INCOME TAX PERMANENT A/C NO. AABCP8900A

As per Resolution dtd. _____

Through Authorized

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP1387Q

AADHAR CARD NO. 8303 1055 7740

in presence of

NILESH Pawar - Pawar

SOMSHANKAR.K.P. SKP@emudat



For **PATEL ENERGY LTD.**

[Signature]
Director

For **PATEL ENERGY LTD**

Nisha
Authorized 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

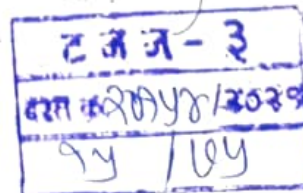
in the presence of

NILESH Pawar - Pawar

SOMSHANKAR.K.P. SKP@emudat



[Signature]



Date : 03/12/2021.

RECEIPT

Received a sum of Rs.6,43,460/- (Rupees Six lakh forty three thousand four hundred sixty only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No. 4, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 287.71 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

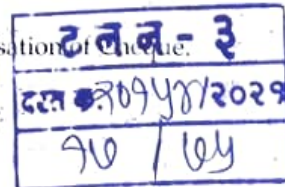
Rs. 6,43,460/-

For PATEL ENERGY LTD

Nisha
Authorized Signatory
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

Note: Note: This Receipt is issued & valid subject to realisation of the 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,

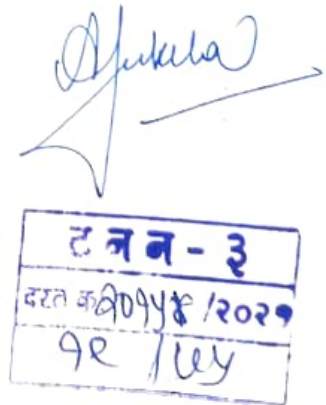
We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 4, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

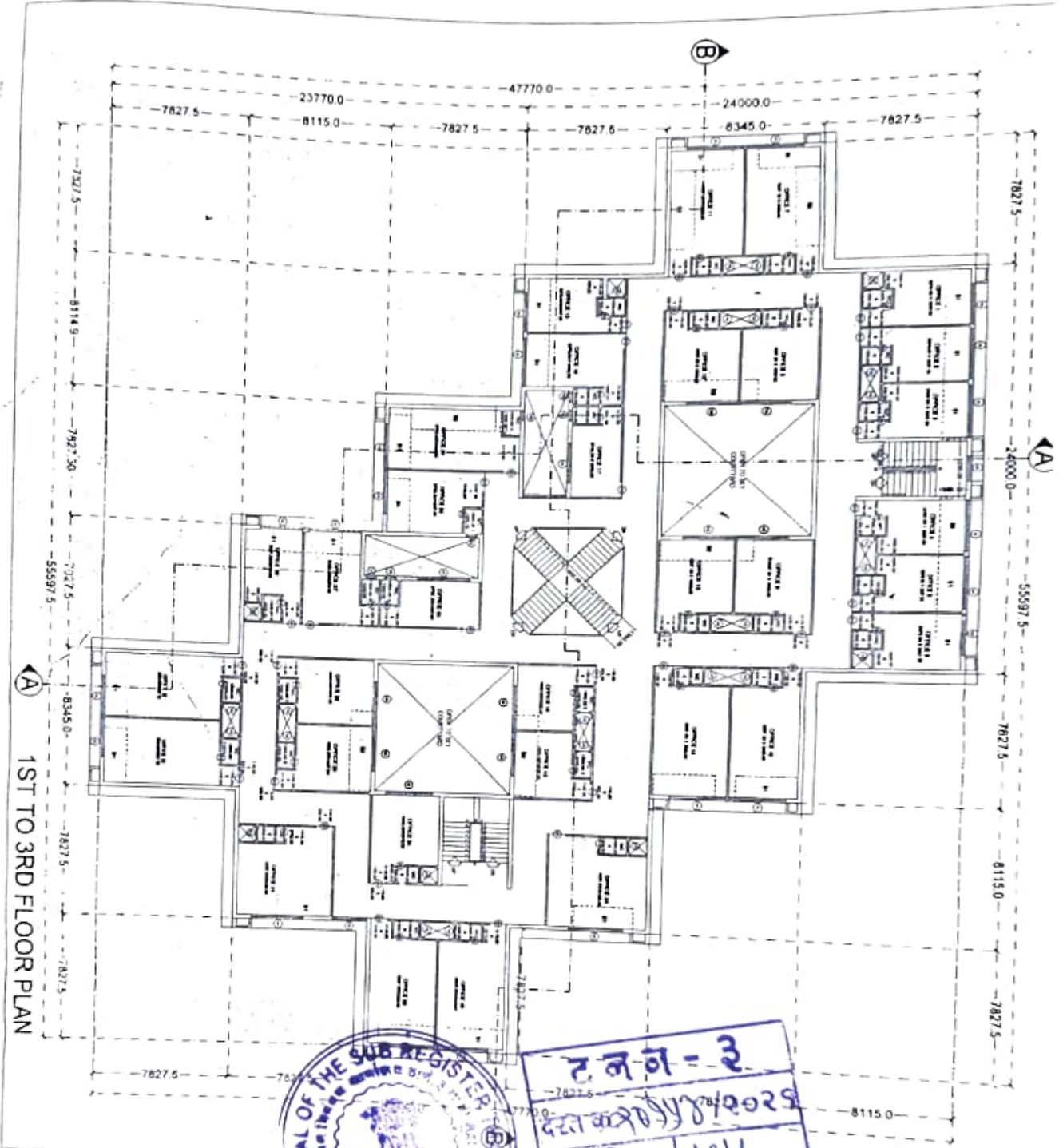
M/S. PATEL ENERGY LTD.
Through Authorized
MS. NISHA TEJABHAI PATEL

For **PATEL ENERGY LTD**
Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 4, 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





1ST TO 3RD FLOOR PLAN



ट. नं. - ३
 दिनांक २०/०५/२०२२
 २०/५/२२

FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 ON PLOT NO. 64,7
 IN AREA 21,22 C.B.D.
 (REAR, NAVI MUMBAI.

NO. OF FLOORS: 00000

DATE OF PROPOSAL: 00000

NO. ARCHITECTS: _____

ASST. ARCHITECTS: _____

LEAD ARCHITECT: _____

IN ARCHITECT NO. _____

ARCHITECT ARCHITECT: _____

C.A. _____

SCALE: _____

DATE OF DRAWING: _____

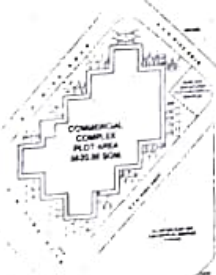
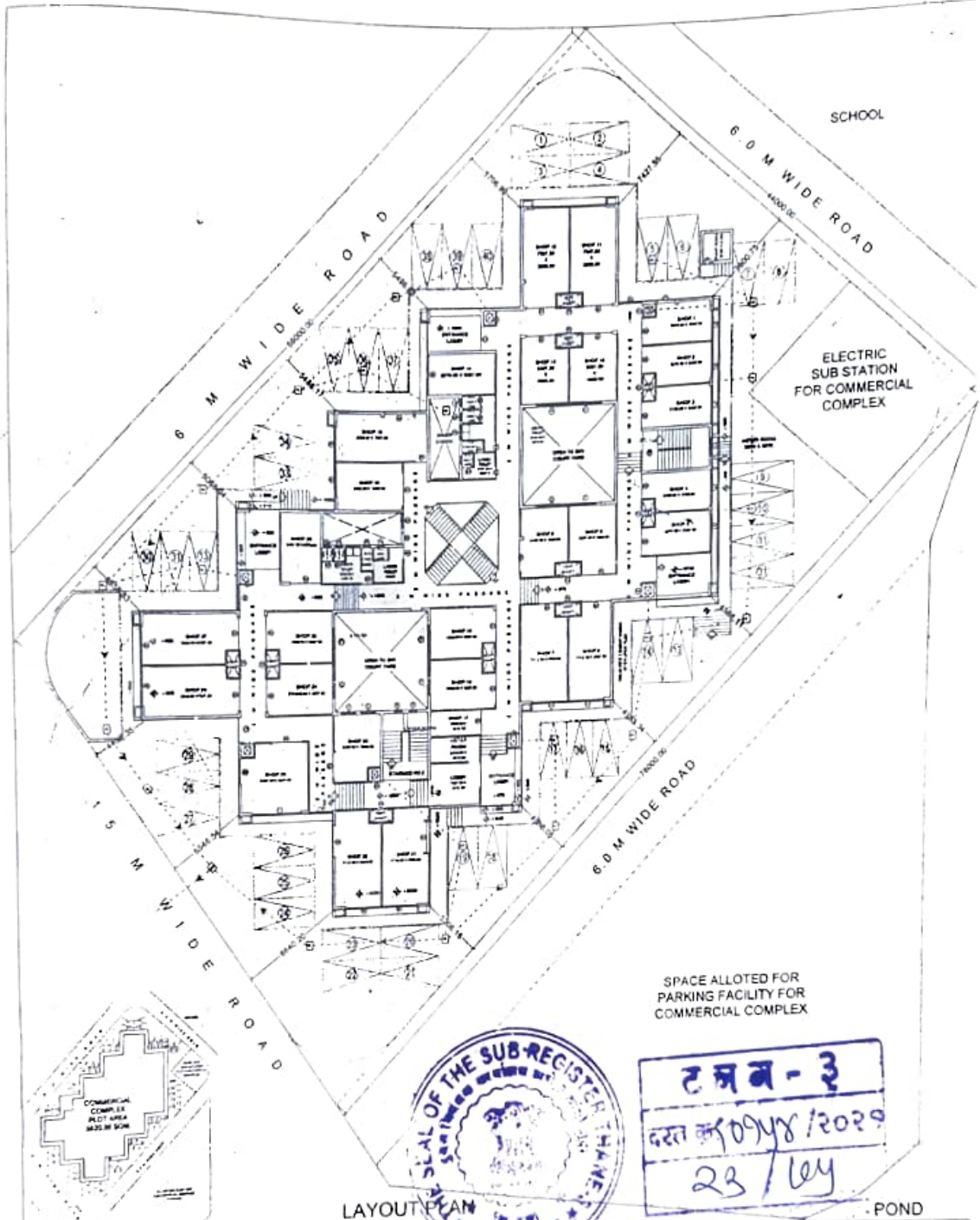
REG. NO. COCA/AM/1/CC/21208

NO.	DESCRIPTION	AREA	TOTAL
1	OFFICE	10000	10000
2	STAIR	5000	5000
3	STAIR	5000	5000
4	STAIR	5000	5000
5	STAIR	5000	5000
6	STAIR	5000	5000
7	STAIR	5000	5000
8	STAIR	5000	5000
9	STAIR	5000	5000
10	STAIR	5000	5000
11	STAIR	5000	5000
12	STAIR	5000	5000
13	STAIR	5000	5000
14	STAIR	5000	5000
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42	STAIR	5000	5000
43	STAIR	5000	5000
44	STAIR	5000	5000
45	STAIR	5000	5000
46	STAIR	5000	5000
47	STAIR	5000	5000
48	STAIR	5000	5000
49	STAIR	5000	5000
50	STAIR	5000	5000

For PATEL ENERGY LTD

Nisha
 Authorised Signatory

[Signature]
 Authorised Signatory



टमब-३
 दिनांक ०९/०४/२०१९
 २३/१५

LAYOUT PLAN

<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 Cr.17 in the original file and the scanned drawings of the said building available in the architecture section. Pier indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Pool Facts Occupancy Certificate Purpose. 	<p>NOTES</p> <ol style="list-style-type: none"> DRAWING SHALL BE ONLY WRITTEN OR FOLLOWED ALL EXTERNAL WALLS OF 0.23 THICK & INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THICK. <p>BOUNDARY OF PLOT NUMBER: <input type="checkbox"/> EXISTING BOUNDARY NUMBER: <input type="checkbox"/> PROPOSED BOUNDARY NUMBER: <input type="checkbox"/> EXISTING WALL NUMBER: <input type="checkbox"/> PROPOSED WALL NUMBER: <input type="checkbox"/></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>SCALE: DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/03</p>
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For PATEL ENERGY LTD
Nisha
 Authorised Signatory

20/11/2021

Index-II

पृथी क्र.2

दुयम निवधन : गडू दू नि दार्णे 3

दुयन क्रमांक : 19468/2021

नंदाणी

Regn:63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अंकीमेट दू मेल
(2) मॉवदला	300657
(3) बाजारभाव(भाडेपट्ट्याच्या शकनितपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद कराचे)	1
(4) भू-माणन, पोट्टिस्मा व परक्रमांक(अगल्याम)	1) पाविकेचे नाव, नवी मुंबई मनापा इतर वर्णन : उतर माहिती: ऑफिस नं 04 पहिला मजला विन्दिग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 गी वी डी वेलापूर नवी मुंबई ((Plot Number : 7 : SECTOR NUMBER : 22 :))
(5) क्षेत्रफळ	1) 287.71 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगंयज करन देणा-या/विट्टन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा पनामा किंवा आदेश अगल्याम, प्रतिवादिचे नाव व पना.	1): नाव:- मिडको लिमिटेड तर्फे असीस्टंट माजिस्ट्रींग ऑफिसर श्री दुम्पेप चांकिवार वय:- पना:- प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, प्लॉक नं :-, रोड नं:- रायगड भवन सेक्टर-11 गी वी डी वेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दम्नगंयज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्याम, प्रतिवादिचे नाव व पना	1): नाव:- मेमर्स पटेल गनजी लिमिटेड तर्फे आंधाराइड मीम निशा नेजाभाई पटेल वय:-, पना:- प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, प्लॉक नं :-, रोड नं:- पटेल इजिनीरिंग कणाऊड पटेल इन्स्टेड रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दम्नगंयज करन दिल्याचा दिनांक	24/11/2021
(10) दम्न नंदाणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खड व पृष्ठ	19468/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18100
(13) बाजारभावाप्रमाणे नंदाणी शुल्क	3010
(14) शंरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणगावाचा तपशील दम्नप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनाचा निवडलेला अन्वच्छेद :-

(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 the Market Value of Property) Rules, 1995.



द्वान-३
दस्ता क्र. 19468/2021
24/11/21

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

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

HEAD OFFICE:

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

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

Date: 22/3/2014

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

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

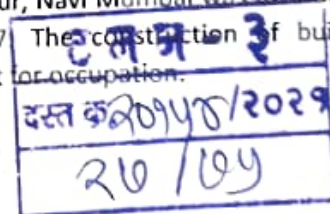
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

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

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

This is for your information please



Yours Faithfully

(R. B. Dhayatkar)

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

2015475

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 : 20154/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	643460
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1401453.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: ऑफिस नं 04 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	287.71 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेंव्हा.	
(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 डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल - - वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8) दस्तऐवज 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	20154/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	84200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14100
(14) शेर	
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

Date : 20.12.2021

Ref. No. CIDCO/ESTATE-1/2021/8000130788

To,
The Secretary/Chairman

Final Order for Transfer

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-4
Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130788 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20154-2021 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	OFFICE-4	22.7200

Thank You

Yours Sincerely,
TAKALE Digitally signed by
RAJARAM TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:02:40 +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)

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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

Date : 30.03.2022

Ref No CIDCO/ESTATE-1/2022/8000147025

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000147025

In respect of Shop/Office No.OFFICE-4, 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-4, 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

RAJAL
RAJARAM
RAJURAO
Asst. Estate Officer/Estate Officer

CC to STATE BANK OF INDIA, PANVEL Branch

गावाचे नाव : बेलापुर

(1) वित्तेशवा प्रकार	अॅग्रीमेंट दू सेल	
(2) मोबादला	300657	
(3) बाजारभावाभाडेपट्ट्यावा बाबतिसपट्टाकार आकारणी देतो की पट्टदार ते नमुद करावे)	1	
(4) मू. मापन पोटरिसा व परक्रमांक(अस्त्यस)	1) पालिकेचे नाव-नवी मुंबई मन्पाइतर वर्णन. ; इतर माहिती: ऑफिस नं 04 पहिला मजला बिल्डिंग कमिश्नर आणि शांतिपण कामलस पर्यॉट नं 7 सेक्टर 22 सी बी डी बेलापुर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;))	
(5) क्षेत्रकळ	287.71 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) दस्तऐवज करून देणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टड मार्केटींग ऑफिसर श्री उज्ज्वल चांफेकर वय: पत्ता:-प्लॉट नं. - मळा नं. - इमारतीचे नाव. - ब्लॉक नं. - रोड नं. -सगळ भवन सेक्टर-11 सी बी डी बेलापुर नवी मुंबई . महाराष्ट्र ठाणे पिन कोड:-400614 पॅन नं:-AACCC3303K	
(8) दस्तऐवज करून घेणाऱ्या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स पटेल एन्वॉर्ल्ड लिमिटेड तर्फे ऑपरॉइज्ड मीस निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं. - मळा नं. - इमारतीचे नाव. - ब्लॉक नं. - रोड नं. -पटेल इंजिनियरिंग कंपनीज्ड पटेल इस्टेट रोड जोर्गेवरी वेस्ट मुंबई , महाराष्ट्र मुंबई पिन कोड:-400102 पॅन नं:-ABDPT8900A	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2021	
(11) अन्क्रमांक खंड व पृष्ठ	19468/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	18100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3010	
(14)शेरा		
मुल्यांकनसाठी विचारात घेतलेला तथ्यांल:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणामा 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.	

Receipt (pavti)

75/19468

Thursday, November 25, 2021

12:32 PM

पावती

04/11/2021
18/11/2021
h

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21413

दिनांक: 25/11/2021

गावाचे नाव: वेजापूर

दस्तावेजाचा अनुक्रमांक: टनन3-19468-2021

दस्तावेजाचा प्रकार: अंघीमेंट टू सेल

मादर करणाऱ्याचे नाव: मेगम पटेल एनर्जी लिमिटेड वॉर्ल्ड वॉशिंग्टन मीम निशा वेजाभाई पटेल

नोंदणी फी

₹. 3010.00

दस्त हानाळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 4010.00

Joint Sub Registrar Thane 3

सह दुय्यम द्वितीयक वर्ग - ३

ठाणे क्र. ३

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 300657/-

भरलेले मुद्रांक शुल्क: ₹. 18100/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202113329 दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 3100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008720349202122E दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

पत्तकाराची सही Nisha
मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३

annexed to it, or any rural area within the limits of the Mumbai Metropolitan
Development Authority or any other Urban area not mentioned in sub clause
Influence Areas as per the Annual Statement of Rates published under the M
Stamp (Determination of True Market Value of Property) Rules, 1995.

गृही क्र.2

द्वयम निवृत्तक. मद्र द.नि. राण 3

द्वय क्रमांक. 19468/2021

नादणी

Regn 63m

11/2021

गावाचे नाव वेलापूर

(1)पिनवना नावका	अरीमर टू वेव
(2)माचदना	300657
(3) वाजारा भाव(भावापरावाच्या प्राथमिकपारभावा आकारणी देवा की पट्टदार तनमुद्र क्रमांक)	1
(4) भू-मापन पारलिम्मा व पत्रक्रमांक(अना-नाम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: ऑफिस नं 04 पत्रिका मजल्या विन्दिग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी की डी वेलापूर नवी मुंबई((Plot Number : 7 : SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 287.71 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान,पनिवादिचे नाव व पत्ता.	1): नाव:-मिडको लिमिटेड तर्फे असीम्टेड मार्केटींग ऑफिसर श्री रमेश बाफकर वय:- पत्ता:-प्लॉट नं :- माळा नं:-, इमागतीचे नाव :-, ब्लॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 मी की डी वेलापूर नवी मुंबई, महाराष्ट्र, राणें. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान पनिवादिचे नाव व पत्ता	1): नाव:-मेगमॅ पटेल एनर्जी लिमिटेड तर्फे अधोराइज्ड मीम निशा तेजाभाट पटेल वय:- पत्ता:-प्लॉट नं :- माळा नं:-, इमागतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कपाळ पटेल इन्स्टेड 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)अनुक्रमार खंड व पृष्ठ	19468/2021
(12)वाजारा भावाप्रमाण मूद्राक श्रुंक	18100
(13)वाजारा भावाप्रमाण नादणी श्रुंक	3010
(14)श्रेया	

मल्याकनामारा विचारान पत्तकला तपशील :-

मल्याकनाची आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारणाना तपशील दस्तऐवजनुसार
आवश्यक नाही

मूद्राक श्रुंक गवामनाला निवृत्तकला अनुवृत्तद

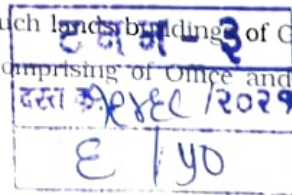
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area
annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region
Development Authority or any other Urban area not mentioned in sub clause (i), or the
Influence Areas as per the Annual Statement of Rates published under the Maharashtra
Stamp (Determination of True Market Value of Property) Rules, 1995

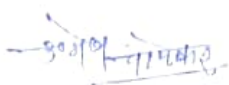
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO SALE**

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 (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 acquired of one of such lands including of Ground and Three [03] Upper Floors such buildings, comprising of Office and being designated as commercial building.




Assistant Marketing Officer

FOR PATEL ENERGY LTD

Assistant Secretary

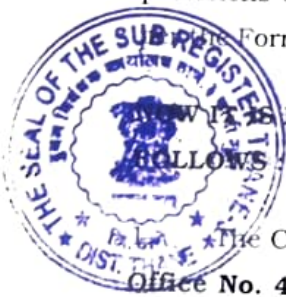
4. The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners of the original building plans and its specifications which the Office Owners doth hereby confirm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

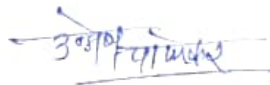
7. The Corporation will sell the Office in the said building to Office Owners on "Ownership Basis" under The Provisions of The Maharashtra Apartment Ownership Act, 1970, (hereinafter called "The said Act") as hereinafter mentioned, upon the Office Owners paying in full all their respective dues payable 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. 4, on First Floor of Building No. CC admeasuring 287.71 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 Form of Lease Annexed hereto and marked Annexure "B".



373-3
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS
दिनांक 28/06/2024
८८/५०

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 4, on First Floor of Building No. CC admeasuring 287.71 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 PATEL ENERGY LTD

Authorised Signatory

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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. 3,00,657/- [Rupees: Three Lakh Six Hundred Fifty Seven Only]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

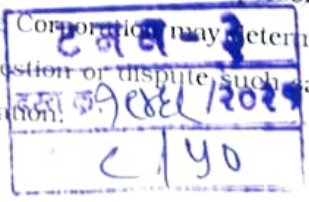
2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 3,00,657/- [Rupees: Three Lakh Six Hundred Fifty Seven Only]** as under :

a) The payment of **Rs. 31,000/- [Rupees Thirty One Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000234 as Earnest Money before execution of this Agreement and the Balance of **Rs. 2,69,657/- [Rupees: Two Lakh Sixty Nine Thousand Six Hundred Fifty Seven Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

- i) Rs.1,39,145/- Paid by Cheque No. 378328, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000839/2006 dtd. 1st June 2006
- ii) Rs. 1,30,512/- Paid by Cheque No. 378659, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001498/2006 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. 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.



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Assistant Marketing Officer

For PATEL ENERGY LTD Page 3

Nisha
Authorized Signatory

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4. Without prejudice to other rights of the Corporation under this Agreement and/or law, the Office Owners shall be liable to pay to the Corporation interest at the rate of 15% per Annum on all Amounts due and payable by the Office/Shop owner under this Agreement if such amount remains unpaid for seven days or more after becoming due.

5. Possession of the said Office shall be delivered to the Office Owners on or before 24/11/21 for use and occupation PROVIDED ALL the amount due by the Office Owners under this Agreement shall have been paid to the Corporation and Provided Further that the Office Owners shall have duly performed and observed their obligations under this agreement

6. Upon possession of the said Office being delivered to the Office Owner, he shall be entitled to the use and occupation of the said Office in accordance with the terms & conditions of this Agreement and he/they shall thereafter have no claim against the Corporation in respect of any item of work in the said premises which may be alleged not to have been carried out or completed and in respect of any defect or deficiency or shortfall therein could have been discovered by the Office Owner.

7. The Corporation agrees and binds itself as the sole owner of the said buildings that upon completion of the said buildings and upon the Office Owners of the Office in the said buildings paying in full all their respective dues payable to the Corporation and complying with the terms and conditions of their respective Agreements with the Corporation will submit the said land and building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by duly executing and lodging for registration a declaration as provided in the said Act (hereinafter called "the said Declaration").

8. The Corporation agrees and binds itself to execute thereafter a Lease of the said land in favour of the Office Owners/the said Association as per the said Form of Lease annexed hereto and also to execute a deed of Office (as per Corporation's prescribed draft of Deed of Office, copy where of has been prepared and approved by the Office Owners as he/she/they hereby confirms) as per the said Act for the sale to him/them of the said Office together with the percentage of undivided interest appertaining to the said Office in the common areas and facilities, as specified in the said Declaration.



Handwritten text in a box: 24/11/21
2021
13029
1/11

30/11/21
Pratik
Assistant Marketing Officer

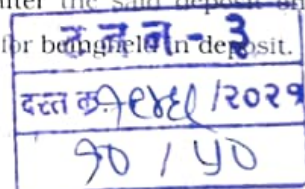
For PATEL ENERGY LTD
Nisha
Authorised Signatory

9. The Office Owners are aware that he and all other persons who have purchased Office in the said buildings shall automatically be the members of the Association of Office Owners constituted in Pursuance of the said Act. (hereinafter called "the said Association") and agrees and undertakes to pay the entrance fee of Rs. 1/- to the said Association and hold One Share of the said Association of the face value of Rs. 100/-.


10. The Office Owners further agrees and undertakes to conform to and abide by the provisions of the said Act and the Rules and Bye Laws framed there under.

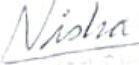
11. Commencing a week after notice is given by the Corporation to the Office Owners that the said Office is ready for use and occupation, the Office Owners shall be liable to bear and pay all property taxes and charges for electricity and other services and all other outgoing and its/their share according to its/their percentage in common expenses payable in respect of the said Office to in clause 12 hereof.

12. The Office Owners agrees and binds themselves to pay regularly every month by the 5th of each month, to the Corporation until the Deeds of Office have been executed between the Corporation and the Office Owners in the said buildings as aforesaid and thereafter to the said Association, their proportionate share that may be specified by (a) all service charges, Municipal and other taxes and outgoing that the Corporation and/or the said Association of (b) insurance premium may from time to time be levied against the land and/or building, including water-taxes and water charge (c) outgoings for the operation, maintenance and management of the buildings, open areas, compound walls, common facilities, services and utilities and other out-goings and collection charges incurred in connection with the said Office and/or the said property and also their proportionate share of the ground rent payable to the Corporation. The Office Owners shall deposit and keep deposited with the Corporation, before taking possession of the said Office, a sum of Rs. _____/- as deposit towards the aforesaid expenses and outgoings. The said sum shall not carry any interest and will remain with the Corporation until the Deeds of Office have been executed between the Corporation and all the Office Owners in the said buildings and thereafter the said deposit shall be transferred and paid over to the said Association for being held in deposit.



For PATEL ENERGY LTD


Assistant Marketing Officer


Nisha
Assistant Marketing Officer

20. The
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13. The Office Owners shall from the date of possession maintain the said Office at their own cost in a good and tenatable repair and condition and shall not do or suffer to be done anything or to the said building or to the said buildings or to the said Office or common areas and facilities which may be against the rules, regulations or bye-laws of the Corporation of the said Association nor shall the Office Owners make any alterations or additions in or to the said premises or to the building or any part thereof.

14. Until the Deed of Office is executed in favour of the Office Owners, the Office Owners, shall not without the previous consent in writing of the Corporation, sell, transfer, assign or part with their interest under or benefits of this Agreement in any manner in favour of any person or persons.

15. The Office Owners shall not use the said Office or permit the same to be used without the prior written consent of the Corporation otherwise than for the purpose of selling or dealing in commercial activities nor shall be store or allow to be stored therein any hazardous or inflammable articles and/or substances. The Office Owners declares and agrees that he shall use the said Office wholly and exclusively for selling or dealing in commercial activities and for no other purpose.

16. The Office Owners shall within three [03] months of taking possession of the said Office set up commence and carry on their trade in its ordinary course in the said Office and shall at no time suspend or abandon their trade to the inconvenience of the public.

17. The Office Owners shall not do or permit to be done any act or thing which may render void or voidable the insurance of the said Office or the insurance of any other Office in the said building or which may cause any increased premium to be charged in respect thereof.

18. The Office Owners shall not determine the exterior of their Office or put up or display any name-board or advertisement unless the same is first approved in every respect by the Corporation.

any delay or indulgence by the Corporation in enforcing any of the terms of the Agreement or giving of time to the Office Owners shall not be construed as a waiver on part of the corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Office Owners nor shall the same in any manner prejudice the rights of the Corporation.



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3/11/2019
9/11/20

[Signature]
Assistant Marketing Officer

For PATEL ENERGY LTD
Nisha
Authorised Signatory Page 6

20. The Office Owners shall bear and pay the stamp duty & other charges in respect of this Agreement and its Duplicate, and also the cost of the Attorneys of the Corporation of and incidental to the preparation of this Agreement.

21. The Office Owners shall obtain independently all permissions, sanctions or license necessary for the conduct to their trade. They shall not be entitled to claim any consideration or concession from the Corporation on ground of having been unable to obtain necessary permissions, sanction or license for the conduct of their business within stipulated dates.

22. The Office Owners shall deposit or keep deposited with the Corporation the amount as may be intimated by the Corporation before handing over the possession of the Office to them.

23. The Office Owners shall abide by all the Regulations affecting the conduct of trade, as are made or amended from time to time by the Corporation or the State Government or the Local Authority.

24. The Office Owners shall agree to abide by the instructions given from time to time by the Town Planning Office or the Estate Office or any other person authorized in this behalf by the Corporation regarding movement, storage of wares, conduct of business generally and any other matter, so that activities of the Office Owners shall not cause a nuisance or obstruction to other persons.

25. The Office Owners shall keep the said Office in clean and sanitary condition and shall dispose of garbage, waste or refuse of their trade without causing any inconvenience or annoyance to any person.

26. The Office Owners shall not appoint any person as his/her/their agent by a Power of Attorney or otherwise for the purpose of this Agreement except his/her/their spouse, father, mother or a major child.

27. All notices to be served on the Office Owners, as contemplated by this Agreement or otherwise shall be served on the Office Owners if sent to the Office Owners by separate duplicate copy at their following address, viz



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For PATEL ENERGY LTD

Nisha

Assistant Marketing Officer

30/07/2024

Assistant Marketing Officer

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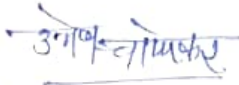
WITNESSESWHEREOF the parties hereto have hereinto set and subscribed
 their respective hands and the day and year first therein above written

SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 4, on First Floor of Building No. CC admeasuring 287.71 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 Staircase
- On or towards the South by Office No 05
- On or towards the East by Open Space
- On or towards the West by Open Passage

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


 Assistant Marketing Officer


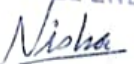

1. Jegant Talpade
2. Shubham Ambse




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. Jegant Talpade
 2. Shubham Ambse

For PATEL ENERGY LTD


 Nisha
 Authorised Signatory


TAKING OVER POSSESSION BY THE ALLOTTEE

Ref No:

Date: 24 / 11 / 2021

1. Date of allotment : 27/04/2006
2. Name of the purchaser : M/s. Patel Energy Ltd.
3. Date of execution of agreement : 24 / 11 / 2021

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the Office No. 04, First Floor, Commercial Complex Sector 21/22, C.B.D. Belapur, Navi Mumbai on this day of 24 / 11 / 2021 after proper inspection of the fitting and fixtures provided therein.

I am aware that the power supply is not made available as yet for which I will take necessary steps and ready to wait till such time electricity is made available by the MSEB.

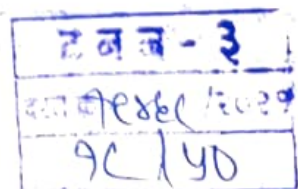
Before taking over possession, I have verified the fittings, fixtures and amenities in the above premise and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the premise and satisfied myself. I accept the above said premise and have no complaint of any nature whatsoever and I would not claim another premise from CIDCO later on.

For PATEL ENERGY LTD
Nisha
Authorised Signatory
(Signature of the Allottee)

Assistant Municipal Officer

Copy to:

1. Maharashtra State Electricity Board
2. Water Supply Department (CIDCO/NMMC)



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: 20003125/90010477 / 133
Customer No: 13406

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-1-04	CC	01	4	295.970

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)	Amount Paid (Demand Regi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	309,289.00	31,000.00	278,289.00

Swithin D. Jadhav

B.Sc.L.L.B.

Advocate High Court

+91 22 2765 7751

+91 22 6223 3460

+91 98207 71051

+91 98195 65404

28, Bombay Annex, Near Mc Donalds, Sec - 17, Vashi, Navi Mumbai - 400 703. E-mail : jadhavswithin@gmail.com

Date :- 01/12/2023

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

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

I. DESCRIPTION OF THE PROPERTY:

Office No. 04, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Dear Sir/ Madam,

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

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	SME Panvel
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c) Name of the Borrower.	Mr. Amit Ashok Teckchandani
2.	a) Type of Loan	N. A.
	b) Type of Property	Leasehold
3.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Amit Ashok Teckchandani
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individuals
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
4.	a) Value of Loan (Rs. In Crores)	N. A.



5.	Complete or full description of the immovable property (ies) offered as security including the following details.			Office No. 04, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane	
	a) Survey No.				
	b) Door/House no. (in case of house property)				
	c) Extent/ area including plinth/ built up area in case of house property				
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.				
6.	a) Particulars of the documents scrutinized-serially and chronologically.			Mentioned herein under	
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
	Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
	Sr. No.	Date	Name/ Nature of the Document	Original / Certified Copy / Photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1.	18/11/2004	Fresh Certificate of Incorporation consequent of change of name from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'	Photocopy	NO
	2.	27/04/2006	Allotment Letter issued by CIDCO Ltd. to M/s. Patel Energy Ltd., a Company	Photocopy	NO
	3.	22/03/2014	Letter issued by CIDCO Ltd. for construction of Commercial cum Shopping Complex, in favour of Owners Association of the CIDCO Ltd.	Photocopy	NO




4.	29/07/2020	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc.	Photocopy	NO
5.	31/07/2020	Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020)	Photocopy	NO
6.	16/09/2020	Corrigendum issued by CIDCO Ltd., in in favour of M/s. Patel Energy Ltd., a Company	Photocopy	NO
7.	20/10/2021	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani	Photocopy	NO
8.	24/11/2021	Agreement to Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21413 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19468/2021)	Photocopy	NO
10.	25/11/2021	Special Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 14819	Photocopy	NO



		dated 25/11/2021 (Document No. BDR-9/13621/2021)		
11.	26/11/2021	Specific Power of Attorney executed by Mr. Amit Ashok Teckchandani, in favour of Mr. Pravin Vaman Zaware, alongwith stamp duty paid challan and Registration Receipt No. 13810 dated 26/11/2021 (Document No. TNN-6/13195/2021)	Photocopy	NO
12.	03/12/2021	Deed of Transfer – Cum – Assignment executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22159 dated 06/12/2021	Photocopy	NO
13.	06/12/2021	Index II (Document No. TNN-3/20154/2021)	Photocopy	NO
7.	a) 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.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)			N. A.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			Yes
	(In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)			
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			Yes
	d) Whether proper registration of documents completed. Details thereof to be provided			Yes, detail is provided in flow of title



9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar of Thane
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Thane
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Separate Sheet attached for flow of Title.
	b) And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title	Not Involved
	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	N. A.
11.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Leasehold ownership
	If Ownership Rights,	No
	a) Details of the Conveyance Documents	N. A.
	b) Whether the document is property stamped	N. A.
	c) Whether the document is properly registered	N. A.
	If leasehold, whether;	No
	a) The Lease Deed is duly stamped and registered	N. A.
	b) The Lessee is permitted to mortgage the Leasehold right,	N. A.
	c) duration of the Lease/unexpired period of lease,	N. A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	No
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)	Yes
	f) Right to get renewal of the leasehold rights and nature thereof	N. A.

(Handwritten signature)



	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement/ Occupancy/ Inam Holder/ Allottee etc, whether;	CIDCO Lease
	a) Grant/ Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N. A.
	b) The mortgagor is competent to create charge on such property?	N. A.
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N. A.
	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
12	Has the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	N. A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N. A.
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N. A.
	d) The Gift/Settlement Deed transfers the property to Donee;	N. A.
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N. A.
	f) Whether the Donee is in possession of the gifted property?	N. A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	N. A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N. A.
13.	Has the property been transferred by way of partition/family settlement deed	No
	a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N. A.
	b) Whether mutation has been effected	N. A.
	c) Whether the mortgagor is in possession and enjoyment of his share.	N. A.
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N. A.
	e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N. A.
	f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N. A.



Annexure-C - Certificate of Title

1. I have examined the Photocopy of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that.
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **18/12/2021 to __/12/2023** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances, **subject to the charge of State Bank of India**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank. (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name) (**Not applicable**).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mr. Amit Ashok Teckchandani**.
9. I certify that Borrower **Mr. Amit Ashok Teckchandani** has / have an absolute, clear and marketable title over the Schedule property/ (ies), **subject to charge of State Bank of India**. 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 title deeds/ documents would create a valid and enforceable mortgage:
- Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. M/s. Patel Energy Ltd., a Company.
 - Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in favour of M/s. Patel Energy Ltd., a Company.
 - Original Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21413 dated 25/11/2021.
 - Original Index II (Document No. TNN-3/19468/2021).
 - Original Deed of Transfer – Cum – Assignment dated 03/12/2021 executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22159 dated 06/12/2021.
 - Original Index II (Document No. TNN-3/20154/2021).
 - Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
 - Original NOC for mortgage from CIDCO Ltd. in favour of State Bank of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Office No. 04, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum – Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Date: /12/2023

Place: Navi Mumbai

Swithin D. Jadhav
Advocate High Court



ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 04, admeasuring 295.970 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'.
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 295.970 sq. ft.' and the same was corrected as 'adm. 287.71 sq. ft.'.
6. Thereafter by Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 19468/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.



8. Now the said M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, sold and transferred the said Office No. 04, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot No. 7, situated at Sector - 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to Borrower Mr. Amit Ashok Teckchandani by Deed of Transfer cum Assignment dated 03/12/2021 which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 20154/2021 dated 06/12/2021.
9. The said Office is already mortgaged with State Bank of India and the Borrower is now availing Top up loan, therefore Fresh NOC for mortgage from CIDCO Ltd., in favour of State Bank of India, is to be obtained.
10. As per Search Report, I have found an entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

Date: 01/12/2023

Place: Navi Mumbai

Swithin D. Jadhav
01/12/2023

SWITHIN D. JADHAV
28, Bombay
annex. Sec-17,
Vashi,
Navi Mumbai
ADVOCATE HIGH COURT

Swithin D. Jadhav
Advocate High Court

Swithin D. Jadhav
B.Sc.L.L.B.
Advocate High Court

Bombay Annex, Near Mc Donalds, Sec - 17, Vashi, Navi Mumbai - 400 703. E-mail : jadhavswithin@gmail.com

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SEARCH REPORT

This is to certify that under instruction from State Bank of India, SME Panel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 04, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

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

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

* Nil subject to mutilated record and torned pages.

Dated on this 01st December, 2023.

Swithin D. Jadhav
01/12/2023
Swithin D. Jadhav
Advocate High Court



a)
b)
c)
d)
etc.