

75/20143

पावती

Original/Duplicate

Monday, December 06, 2021

9:53 AM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 22148 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20143-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी ₹. 26500.00

दस्त हाताळणी फी ₹. 1500.00

पृष्ठांची संख्या: 75

एकूण: ₹. 28000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूनी-२ अंदाजे

10:13 AM ह्या वेळेस मिळेल.

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

वाजार मूल्य: ₹. 2643711/-

मोबदला ₹. 1105904/-

भरलेले मुद्रांक शुल्क: ₹. 158700/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107921 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 26500/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH009531339202122E 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 : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20143/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1105904
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2643711
(4) भू-भाषण, पोटहिससा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शॉप नं 15 तळ मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 422.95 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 एन.जी. लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड सीम 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. अभित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन श्रावरे - - 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, नेरळ, 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	20143/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	158700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26500
(14) श्रेय	

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.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 December 2021, 12:37:02 PM
मूल्यांकन क्र. 707117012114		
मूल्यांकन वर्ष 2021 जिल्हा अणे मूल्य विभाग लोकल ठाणे उप मूल्य विभाग 77, 318 वेलापुर नोड रोड नं. 22		
दा माते नाव Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक	
वार्षिक मूल्य दर	तकल्यानसार मूल्यदर रु.	
मूली नशील (1000)	निवासी सदनिका (5000)	कार्यालय (1000)
		दुकाने (96100)
		औद्योगिक (74900)
		मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती		
बांधकाम क्षेत्र (मीटर ²) 39.3 चौ मीटर	मिळकतीचा वापर मिळकतीचे वय	एकमजल्यावरील दुकाने 21 to 30वर्षे
बांधकामचे तळीकरण 1 सार सी टी		मिळकतीचा प्रकार- बांधीव
बांधकामचे स्तरीयता नाही	मजला	मूल्यदर/बांधकामाचा दर- Rs 96100/-
रस्ता मजला आहे	कॉमरसरील दुकान नाही	
बांधकाम शहरीयोल		
बांधकाम शहरीयोल		
दुकाने नाही		
Scale 1:1000	First Sale Date - 02/01/2018	
Note: Residential Building Property constructed after circular dt 02/01/2018		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) = (96100 * (70 / 100)) = Rs 67270/-	
वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	= 67270 * 39.3 = Rs 2643711/-	
मूल्य	3	
अंतिम मूल्य	मूल्य मिळकतीचे मूल्य + टाकावरील मूल्य + मीटिंगटेल मजला क्षेत्र मूल्य + समातल्या मालीचे मूल्य (सुद्धी बाल्कनी) + वरील बांधीव मूल्य + बांधकाम वाहन तळाचे मूल्य + कुला नोंदणीवरील वाहन तळाचे मूल्य + एमआरसी ओवरीच्या सुट्या जागेचे मूल्य + मीटर बाल्कनी + रजव्यवहित बांधकाम A + B + C + D + E + F + G + H + I + J 2643711 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 Rs. 2643711/- सव्वीस लाख त्रैवाळीस हजार सात शे अकरा	



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दस्त क्र 20983/2029
 9/104

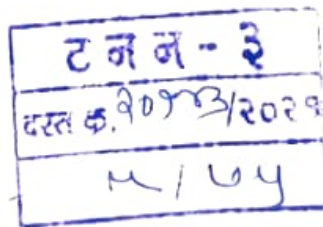


CHALLAN
MTR Form Number-6



GRN	MH009531339202122E	BARCODE		Date	01/12/2021-16:13:36	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	ADMPT2124K		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Location	THANE			Fia/Block No.	Shop 15 Gr 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	NAVI MUMBAI		
0030046401	Stamp Duty	158700.00		Area/Locality	TOWN/CITY/DISTRICT		
0030063301	Registration Fee	26500.00		Town/City/District	PIN		
					4	0	0
					6	1	4
				Remarks (If Any)	PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY LTD-CA=1105904-Marketval=0		
Total		1,85,200.00		Amount In	One Lakh Eighty Five Thousand Two Hundred Rupees O		
				Words	nly		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572021120121584	IK0BKDCGM3	
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-16:24:15	Not Verified with RBI		
Name of Bank		Bank Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9029579019
सदर चलन केवल दय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



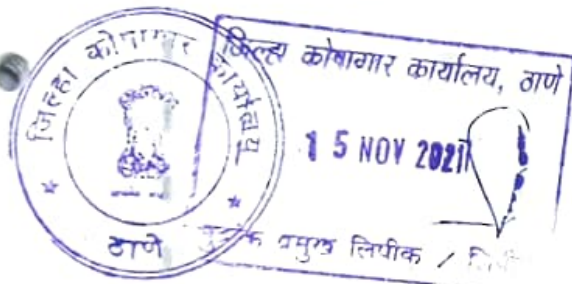


महाराष्ट्र MAHARASHTRA

© 2021 ©

3 0 NOV 2021

ZD 869073



जाडपत्र-२
 मुद्रांक विक्री नोंदवही अनुक्रमांक 129478 दिनांक
 दस्ता नोंदणी प्रवार/अनुच्छेद क्रमांक
 दस्ता नोंदणी करणार आहत का? होय/नाही - नोंदणी होणार असल्यास
 मुख्य निबंधक कार्यालयाचे नाव मोबदला रक्कम Rs.
 मिळकतीचे वर्णन
 मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani
 घेणाऱ्या पदाकाराचे नाव
 हस्ते असल्यास त्यांचे नाव व पत्ता Praveen
 मुद्रांक शुल्क रक्कम Rs. 100
 मुद्रांक विकत घेणाऱ्याची सही
 श्री. रविन्द्र विष्णू शिंगारे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
 मुद्रांक विक्रीचे ठिकाण : सुनिता सॉफ्टवेअर, शॉप नं. 23, प्रभात सेंटर एनेक्स
 प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, डेलगपूर, नवी मुंबई, नो. 09324704124
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

M/S. PATEL ENERGY LTD.

"THE ORIGINAL ALLOTTEES/
TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"



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 दस्त क्र. 2073/2029
 10/104

For PATEL ENERGY LTD

Authorised Signatory

Page 1

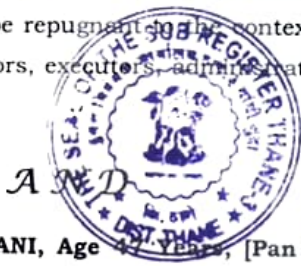
(Signature)

DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 6th 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



ट न न - ३
दस्तावेज २०९३/२०२१
२१/१५

MR. AMIT ASHOK TECKCHANDANI, Age 50 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 have made an application for the allotment of Shop on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Shop No. 15, on Ground Floor of Building No. CC, Commercial Complex, admeasuring 422.95 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 Shop against the payment of **Rs. 5,07,540/- [Rupees Five Lakh Seven Thousand Five Hundred Forty Only]** on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under **Registration Sr. No. ^{TNN-3} 19466/2021**. Whereas the same hereinafter referred to as said Shop. "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 Shop. Whereas the Original Allottees/Purchasers are in exclusive possession of said Shop.

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 need 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 Shop

For **PATEL ENERGY LTD.**

Director

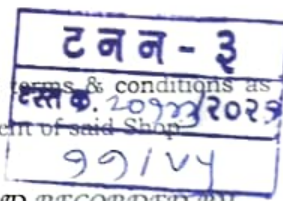
Authorised Signatory

in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Shop 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 Shop in favour of purchasers for the lump sum sale consideration amount of **Rs. 11,05,904/- [Rupees Eleven Lakh Five Thousand Nine Hundred Four Only]**.

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


AND WHEREAS construction work of Building commercial as per Letter Bearing No. C A No. 10/CIDCO/EE(Belapur)/1996-97, issued by The CIDCO of Maharashtra Ltd and Superintending Engineer had issued completion Certificate/Confirmation of Completion of Building vide through Letter bearing Ref. No. CIDCO/SE(V)/2014/96 dtd. 22/03/2014 copy of Certificate enclosed herewith.

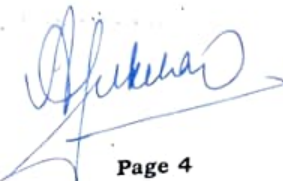
AND WHEREAS parties hereby desire to record the terms & conditions as agreed between themselves towards sale transfer/ assignment of said Shop



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

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 11,05,904/- [Rupees Eleven Lakh Five Thousand Nine Hundred Four Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.

For **PATEL ENERGY LTD.**

Nisha
Director
Authorised Signatory



3) On execution of these present and on realization of full agreed consideration amount from the Transferees/Assignees, The Original Allottees/Transferors/Assignors hereby handed over the quite, vacant & peaceful possession of said Shop and the Transferees/Assignees shall ipso-facto become entitled to legally occupy and possess the said Shop 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 Shop 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/hér/ 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 Shop.

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

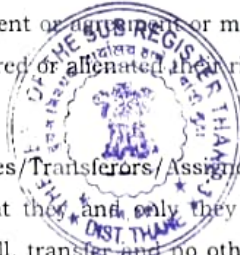
c) They have not mortgaged, alienated or charged the above said Shop with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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

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 Shop.

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 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 Shop, 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 Shop, whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and they are having



दस्तावेज - ३
दस्तावेज क्र. १३/२०२१
१७/०५

For PATEL ENERGY LTD

For PATEL ENERGY LTD.

Nisha

Authorised Signatory

Director

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 Shop. 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 Shop 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 Shop save and 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.



दस्तावेज-३
दस्तावेज-३
१३/१०/२०२३
९३/१०५

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 Shop.

ii) In the instrument by which the Apartment owner shall transfer the said premises, the Shop 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 Shop Owner and the Transferees/Assignees will be deposited with the Estate Shop 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 Shop of the corporation.

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

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 Shop and all original documents relating to the Shop 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 Shop.

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 Shop 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 will co-operate in obtaining No Objection, No due certificate from CIDCO Transferees/Assignees in obtaining No Objection, No due 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



Handwritten notes in a rectangular box: 'co-operate', 'टोल - २', 'दस्तावेज २०१३/२०१', and '१०/०५'.

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

THE SCHEDULE OF SHOP:

All rights, title, interest & ownership of **Shop No. 15, on Ground Floor of Building No. CC, Commercial Complex, admeasuring 422.95 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" For **PATEL ENERGY LTD.**

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 Nawar

Somshankar K.P S.K.Pidemuduru



Director
For PATEL ENERGY LTD

Nisha
Authorised Signatory



SIGNED, SEALED AND DELIVERED

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

MR. AMIT ASHOK TECKCHANDANI.

INCOME TAX PERMANENT A/C. NO. ADMPT2124K

AADHAR CARD NO. 6025 4212 8630

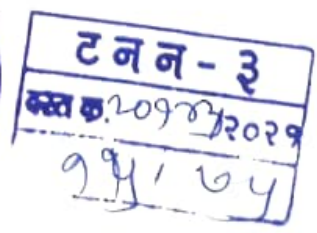
in the presence of

Nilesh Pawar Nawar

Somshankar K.P S.K.Pidemuduru



Amit

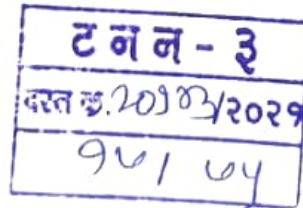


Date : 03/12/2021.

RECEIPT

Received a sum of Rs. 11,05,904/- (Rupees Eleven lakh five thousand nine hundred four only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Shop No. 15, on Grd Floor of Building No. CC, Commercial Complex, admeasuring 422.95 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/SBINR12021062129292863 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. 11,05,904/-

For PATEL ENERGY LTD

Nisha
Authorised Signatory
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

From:
M/S. PATEL ENERGY LTD.
Patel Estate Road, Jogeshwari [West],
Mumbai - 400 102

Date: 6/12/2021

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,

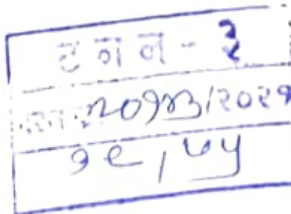
We are very much glad to hand over you a quiet, vacant and peaceful possession of **Shop No. 15, on Ground Floor of Building No. CC, Commercial Complex, admeasuring 422.95 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Shop under the **Deed of Transfer Cum Assignment dtd. 6/12/2021** and now nothing are due and payable by you to us in respect of the said Shop and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Shop, we say that alongwith physical possession of the said Shop. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Shop.

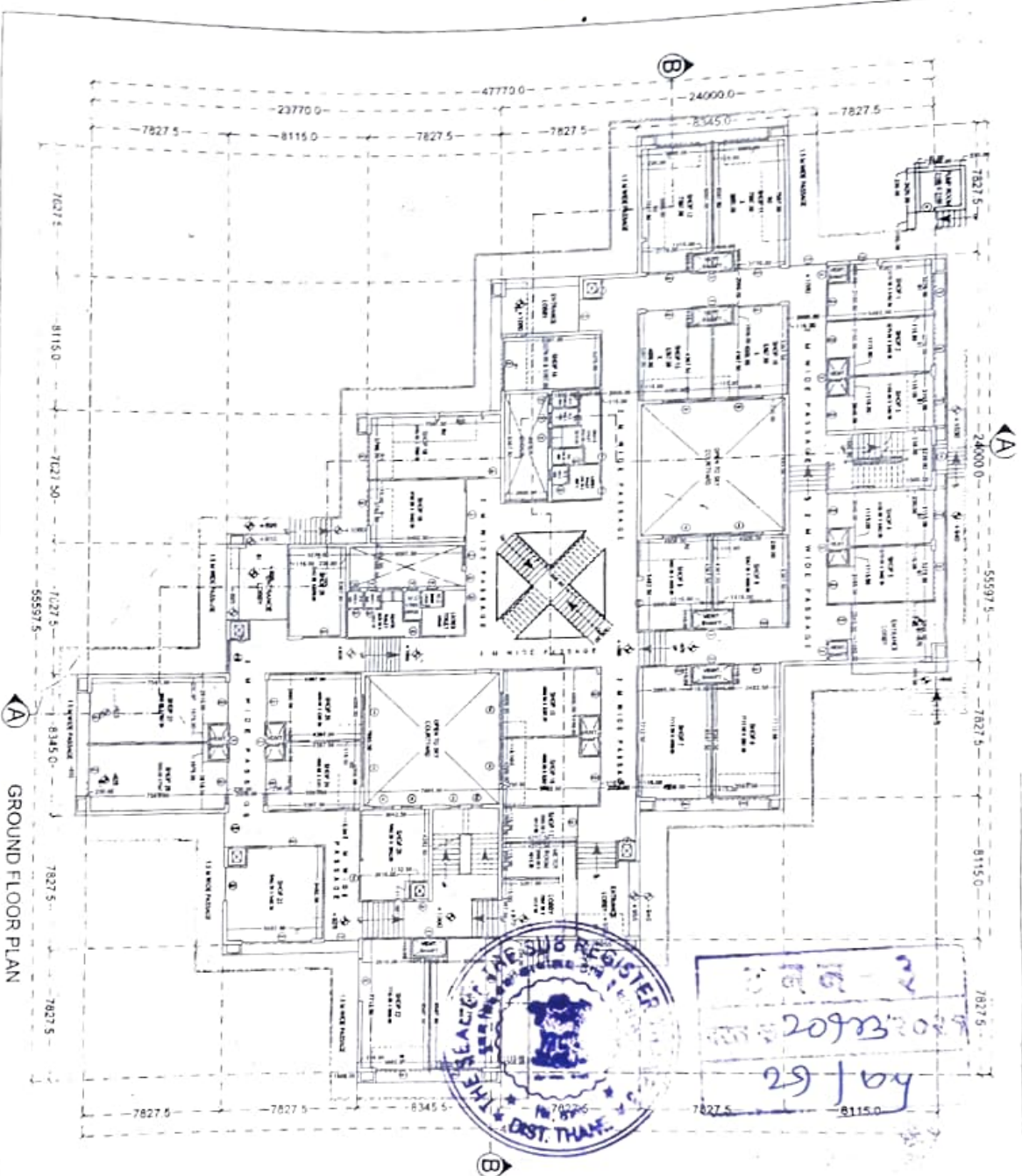
M/S. PATEL ENERGY LTD.
Through Authorized
MS. NISHA TEJABHAI PATEL

For PATEL ENERGY LTD
Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Shop No. 15, on Ground 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





GROUND FLOOR PLAN

SER. NO.	AREA OF SHOPS	AREA OF SHOPS
1	33.8754	33.8754
2	37.1824	37.1824
3	32.0551	32.0551
4	52.5138	52.5138
5	57.2633	57.2633
6	38.3074	38.3074
7	56.7954	56.7954
8	35.5131	35.5131
9	15.6280	15.6280
10	55.3878	55.3878
11	40.7416	40.7416
12	44.6598	44.6598
13	56.7818	56.7818
14	57.6470	57.6470
15	55.0038	55.0038
16	648.7222	648.7222
17	TOTAL	648.7222

FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 SECTION NO. 6A7
 SECTION 21.72 C.B.D
 BELGUM, NAVI MUMBAI.

CONTENTS

GROUND FLOOR PLAN

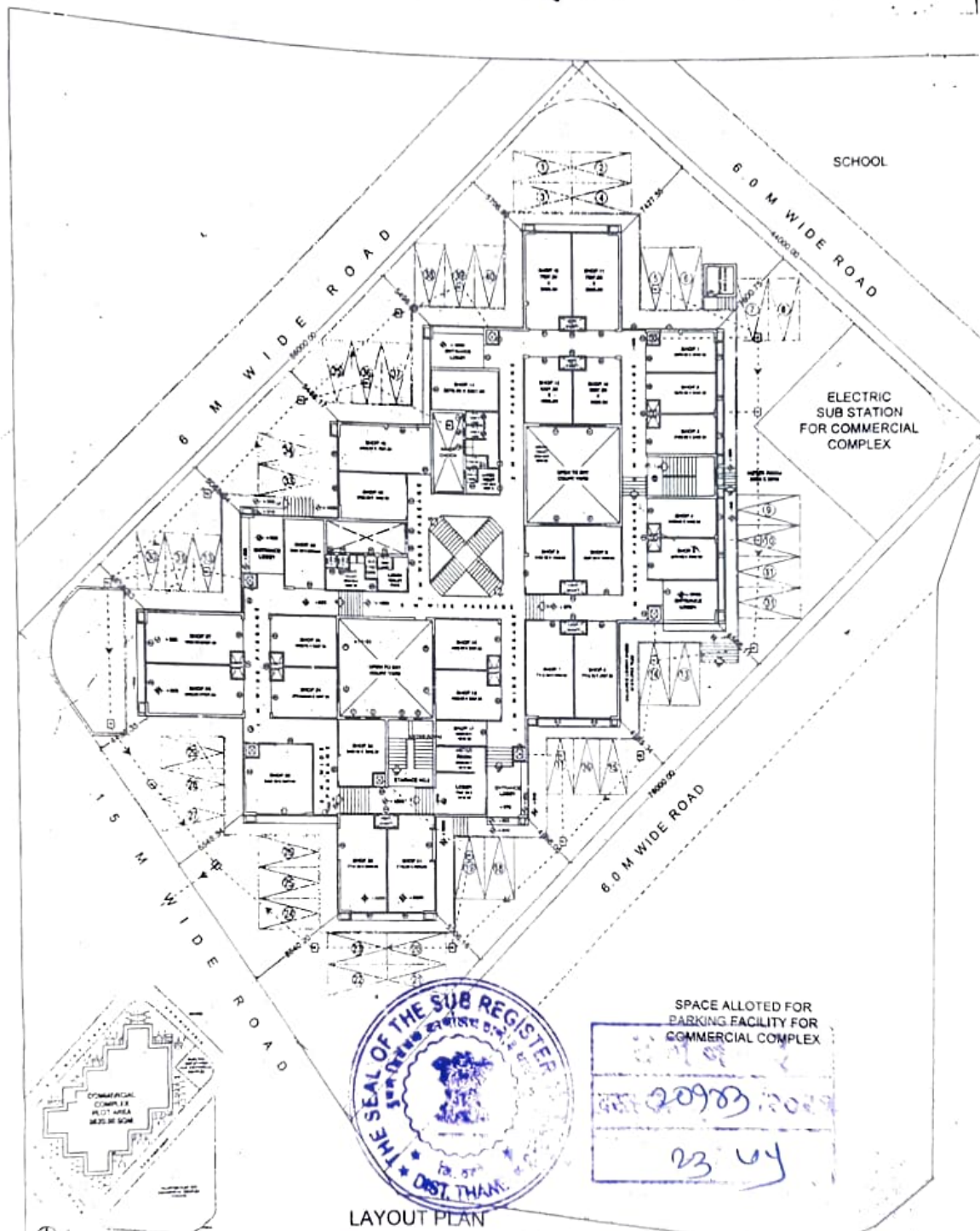
SCALE
 1/50
 DATE 01/05/2019

DATE NO. 0022A/15/15/2019A

For PATEL ENERGY LTD
Nisha
 Authorised Signatory

[Handwritten Signature]

c/r



SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

20903/2009

23 04

LAYOUT PLAN

STAMP OF APPROVAL	IMPORTANT NOTES	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 215 THK.	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> This drawing is prepared with reference to the "Location Plan" drawing enclosed at Cr17 in the original file and the scanned drawings of the said building available in the architecture section. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facto Occupancy Certificate Purpose. 	<input type="checkbox"/> EXISTING WALLS SHOWN IN <input type="checkbox"/> NEW WALLS, LINE SHOWN IN <input type="checkbox"/> PROPOSED WORK SHOWN IN <input type="checkbox"/> EXISTING WORK SHOWN IN <input type="checkbox"/> EXISTING WORK SHOWN IN	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL:</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8&7, SECTOR 21,22 C.B.D. RELAPUR, NAVI MUMBAI.</p>	<p>DATE: 04/05/2019</p> <p>SCALE: 1:100</p> <p>DRG. NO. CIBCO/ARCH(N)/CC/2012/03</p>

For PATEL ENERGY LTD

Nisha

Authorised Signatory

[Signature]



6/11/2021

सूची क्र.2

दुसरेम निबंधक : मह. द. नि. शाणे 3
 दस्त क्रमांक : 19466/2021
 नोंदणी :
 Regn:63m

गावाचे नाव : बेलापूर

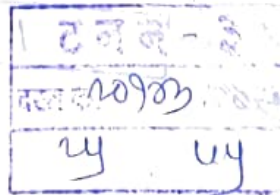
(1) विलेखाचा प्रकार	अंकीमेट टू वेज
(2) मॉवदना	507540
(3) बाजारभाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पाट्टिस्मा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शांप नं 15 तक मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 गी वी डी बेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 422.95 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास, प्रतिवादिचे व व पत्ता.	1): नाव:- मिडको लिमिटेड तर्फे असीम्टेड मार्केटींग ऑफिसर श्री इन्सप चाफेकर वय: पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं. रायगड भवन, सेक्टर-11 गी वी डी बेलापूर नवी मुंबई, महाराष्ट्र, शाणे. पिन कोड:-400614 फॉन नं:-AACCC3303K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स पटेल एनर्जी लिमिटेड तर्फे अंधोराडज्ज मीम निशा नेजाभाई पटेल वय: पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पटेल इंजिनीरिंग कंपाऊंड पटेल इन्स्टिट्यूट जोशेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 फॉन नं:-AABCP8900A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19466/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5080
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

शुल्क आकारवताना निचडलेला अनुच्छेद

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



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

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, Tal. & Dist. Thane,

SEND GREETINGS:

WHEREAS we have agreed to purchase acquire following properties of Building No. CC, Plot No. 7, Sector 22, CBD Belapur Node, Navi Mumbai, Tal. & Dist. Thane: from its owners (1) M/S PATEL ENERGY LTD AND (2) M/S ADVANCE MAGNETICS PVT LTD.

Sr. No.	Shop /Office No.	Floor	Area as per Agreement adm.
1.	Shop No. 15	Ground Floor	422.95 sq.ft.
2.	Shop No. 16	Ground Floor	422.95 sq.ft.
3.	Shop No. 18	Ground Floor	595.97 sq.ft.
4.	Office No. 1	First Floor	295.86 sq.ft.
5.	Office No. 2	First Floor	295.86 sq.ft.
6.	Office No. 3	First Floor	287.71 sq.ft.
7.	Office No. 4	First Floor	287.71 sq.ft.
8.	Office No. 5	First Floor	295.86 sq.ft.
9.	Office No. 6	First Floor	295.86 sq.ft.
10.	Office No. 7	First Floor	516.18 sq.ft.
11.	Office No. 8	First Floor	370.06 sq.ft.
12.	Office No. 9	First Floor	370.06 sq.ft.
13.	Office No. 10	First Floor	475.70 sq.ft.
14.	Office No. 11	First Floor	516.18 sq.ft.
15.	Office No. 12	First Floor	370.06 sq.ft.

ट. न. न. ६
१३७६५ २०२१
७ १८



ट न न - ३
२०१०३/२०२१
५६/५५



[Handwritten Signature]

[Handwritten Signature]



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-1/2021/8000130778

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.SHOP-15 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130778 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20143-2021 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	SHOP-15	33.4700

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO

Digitally signed by TAKALE
RAJARAM BABURAO
Date: 2021.12.24 11:59:04
+05'30'

Asst. Estate Officer

CC to:

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

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-12022/8000147307

Date 30.03.2022

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

Subject Your Request for Mortgage NOC

Reference Application number 8000147307

in respect of Shop/Office No SHOP-15, COMMERCIAL COMPLEX/1 Plot No 7
Road No.00, Sector 21/22, Belapur, Navi Mumbai.

Sr 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 SHOP-15, 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,
[Signature]
[Name]
[Designation]
District State Officer/Estate Officer

25/0 STATE BANK OF INDIA PANVEL BRANCH

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: 20003119/90010545 / 153
Customer No: 13408

Date:27.04.2006

To,
M/s. PATEL ENERGY LTD
PATEL ESTATE ROAD,
JOGESHWARI (W.LST)
MUMBAI-400102

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

Dear Sir/Madam,

With reference to your application No.23, we are thankful
to you for booking a commercial premises (SHOP) 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 (SHOP) ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-0-15	CC	00	15	423.100	

Rate of Premises Rs./SQF: 1200.00
Use of Premises : SHOP.

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)
9.00	0.00	507,720.00	51,000.00	456,720.00

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

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

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

R. K. Raisinghani
Bac., 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.

el : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-15G/TCC/879/2022

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:

" Shop No. 15, On Ground Floor, Admeasuring Area 422.95 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"

Dear Sir/ Madam

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

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

3	Complete or full description of the immovable property/ (ies) offered as security including the following details (a) Survey No. (b) Door/House No. (in case of house property) (c) Extent/ area including plinth/built up area in case of house property (d) Locations like name of the place, village city, registration, sub-district etc. Boundaries			"Shop No. 15, On Ground Floor, Admeasuring Area 422.95 Sq. Fts., in the Building No. CC. Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified. Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.			Mentioned herein under
Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
1	18/11/2004	Fresh Certificate of Incorporation of dated 18/11/2004 regarding change of name from PEC REALTORS LIMITED to PATEL ENERGY LIMITED issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
2	31/07/2020	Power of Attorney dated 31/07/2020 executed by M/S. PATEL ENERGY LTD. through its Director MR. SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL, in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5060/2020.	Photocopy	No



PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	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. PATEL ENERGY LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners), in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19466/2021 dated 25/11/2021.	Photocopy	No
5	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19466-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. PATEL ENERGY LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding Registration of Agreement in respect of the above said property.	Photocopy	No
6	24/11/2021	Possession receipt dated 24/11/2021 issued by CIDCO to M/S. PATEL ENERGY LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding taking over the possession of said office.	Photocopy	No



		PAGE#4		
7	01/12/2021	MTR Challan dated 01/12/2021 issued by STATE BANK OF INDIA for Rs.1,85,200/- in favour of MR. AMIT ASHOK TECKCHANDANI , regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
8	06/12/2021	Deed of Transfer cum Assignment dated 06/12/2021 executed between M/S. PATEL ENERGY LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners), (Transferors) and MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE (Tranferees) , in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20143/2021	Photocopy	No
9	06/12/2021	Receipt dated 06/12/2021, bearing Registration No. TNN3-20143-2021 issued by Office of the Sub-Registrar Thane-3 in favour of MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE , regarding Registration of the said deed in respect of the above said property.	Photocopy	No
10	6/12/2021	Possession letter dated 06/12/2021 issued by M/S. PATEL ENERGY LTD. to MR. AMIT ASHOK TECKCHANDANI regarding handing over the possession of said office.	Photocopy	No



		PAGE#5			
	11	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
	12	25/11/2021	Power of Attorney dated 25/11/2021 executed by M/S. PATEL ENERGY LTD. through its Authorised Signatory MR. SHARAD KUMAR 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.13621/2021	Photocopy	No
	13	26/11/2021	Specific Power of Attorney dated 26/11/2021 executed by MR. AMIT ASHOK TEKCHANDANI 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	
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal of computer system?			Yes available record are verified.	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.			No.	
	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?				



45	Additional suggestions, if any to safeguard the interest of the Bank/ensuring the perfection of security.	<p>a) <u>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.</u></p> <p>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.</p>
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



Not Applicable

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CLAUSE NO. 7 NOT APPLICABLE

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

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

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

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

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

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

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

d. Stamp duty paid receipt of the said Agreement.

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. PATEL ENERGY LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19466/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19466-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. PATEL ENERGY LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL**, regarding Registration of Agreement in respect of the above said property.

g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.1,85,200/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



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2021 Record totally Not Ready. Entry verified from Index II available
a. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. PATEL ENERGY LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19466/2021 dated 25/11/2021.

b. Power of Attorney dated 25/11/2021 executed by **M/S. PATEL ENERGY LTD.** through its Authorised Signatory **MR. SHARAD KUMAR** 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.13621/2021.

c. Specific Power of Attorney dated 26/11/2021 executed by **MR. AMIT ASHOK TEKCHANDANI** 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.

d. Deed of Transfer cum Assignment dated 06/12/2021 executed between **M/S. PATEL ENERGY LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, (**Transferors**) and **MR. AMIT ASHOK TECKCHANDANI** through his C.A. **MR. PRAVIN VAWAN ZAWARE (Tranferees)**, in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20143/2021

2022 Record Not Ready

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

Remarks:

Above Search Report is subject to records at Sub Registrar Office in torn/mutilated/not filed/available for several periods/years.