

Receipt (pavti)

75/20144

Monday, December 06, 2021

9:56 AM

पावती

Office NO - 16

Ground floor

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22149

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20144-2021

दस्तऐवजाचा 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, मूची-२ अंदाजे

10:16 AM ह्या वेळेस मिळेल.

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

वाजार मूल्य: ₹.2643711/-

मोबदला ₹.1105904/-

भरलेले मुद्रांक शुल्क: ₹. 158700/-

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107854 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009531843202122E दिनांक: 06/12/2021

विक्रेते 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
ड. नि. ठाणे-३

7



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20144/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1105904
(3) बाजारभाव (माहेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2643711
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शाप नं 16 तळ मजला बिल्डिंग कर्मशैयल आणि शापिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी 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 एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑयोराइज्ड मीम निशा तेजामाई पटेल वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपनी पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20144/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	158700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26500
(14) शेरग	

मुल्याकनामाटी विचारात घेतलेला तपशील:-:

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



CHALLAN
MTR Form Number-6



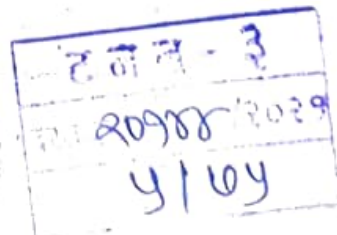
GRN	MH009531843202122E	BARCODE		Date	01/12/2021-16:19:05	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)			
Type of Payment	Registration Fee			PAN No.(If Applicable)	ADMPT2124K		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Location	THANE			Flat/Block No.	Shop 16 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	Sector- 22, CBD Belapur		
0030046401	Stamp Duty	158700.00		Area/Locality	NAVI MUMBAI		
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		
				Amount In	One Lakh Eighty Five Thousand Two Hundred Rupees O		
Total				1,85,200.00	Words	nly	
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572021120122515	IK0BKDCMM2
Cheque/DD Details				Bank Date	RBI Date	01/12/2021-16:24:20	Not Verified with RBI
Cheque/DD No.				Name of Bank			
				STATE BANK OF INDIA			
Name of Bank				Scroll No., Date			
Name of Branch				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 चलन केवल दृश्य निबंधक कार्यालय नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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3 0 NOV 2021

ZD 869072



जिल्हा कोशादार कार्यालय, ठाणे
15 NOV 2021

जाडपत्र-7 दिनांक 12/11/21
मुद्रांक विक्री नोंदवही अनुक्रमिक क्रमांक
दस्तावेजाचा प्रकार/अनुच्छेद क्रमांक
दस्तावेज नोंदणी करणारा आहेत का? होय/नाही - नोंदणी हीगार असल्यास
दुय्यम निबंधक कार्यालयाचे नांव मोबदला रक्कम Rs.
मुद्रांक विकत घेणाऱ्याचे नाव Donit A. Teckchandani
दुसऱ्या पक्षाचा नाव Phaveen
इतरते असल्यास त्यांचे नाव व पत्ता
मुद्रांक शुल्क रक्कम Rs. 1000

मुद्रांक विकत घेणाऱ्याची रहली
श्री. रविन्द्र विष्णू शिंगारे, परवाना क्र. 13/2000, नदिन प.क्र. : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता सहकारिता, सॉफ्ट नं. 23, प्रभात सेंटर एनेक्स
प्लॉट, ए. सी.पी.डी. बेलापूर, नवी मुंबई. नो. 09324704128
मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

DEED OF TRANSFER AND ASSIGNMENT

M/S. PATEL ENERGY LTD.



दस्तावेज - 3
दिनांक 20/11/2021
6/10/21

THE ORIGINAL ALLOTTEES/
TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD

Nisha
Authorised Signatory

Page 1

Thane.

For PATEL ENERGY LTD



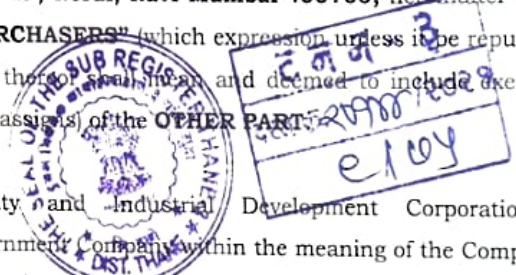
DEED OF TRANSFER CUM ASSIGNMENT

THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai Tal. & Dist. Thane on this 16 day of Dec, 2021 by and BETWEEN **M/S. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES/TRANSFERORS/ASSIGNORS"** (which expression shall unless it be repugnant to the context or meaning thereof would mean and include its directors, executors, administrators & assigns) of the **ONE PART.**

Nisha

AND

MR. AMIT ASHOK TECKCHANDANI, Age 47 Years, [Pan No. ADMPT2124K], Indian Inhabitant, having his resident address at Flat No. 601, Shri Tirupati C.H.S, Plot No. 32, Sector-19, Nerul, Navi Mumbai-400706, hereinafter called **"THE TRANSFEREES/ PURCHASERS"** (which expression unless it be repugnant to the context or meaning thereof shall mean and deemed to include executor, administrators, agents and assigns) of the **OTHER PART.**



WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as **"THE CORPORATION"**) having its Registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act. 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

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

Nisha
Director
Authorised Signatory

[Handwritten Signature]

Nisha

AND WHEREAS The Original Allottees/Transferors/Assignors herein had 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. 16, 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-3/19469/2021 Whereas the same hereinafter referred to as said Shop. "More particularly as per floor plan enclosed herewith".

Nisha

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

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 & windows 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 Shop

For PATEL ENERGY LTD.
Nisha
Authorised Signatory
Director

TNN-3
24/11/2021



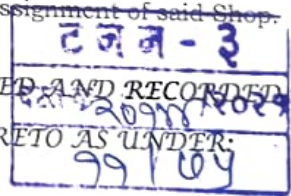
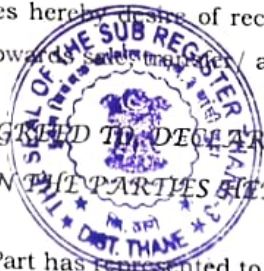
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Shop and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors 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 of record the terms & conditions as agreed between themselves towards sale and purchase/ assignment of said Shop.

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. 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.
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 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/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 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, Tax Act and/or any other statute from transferring, disposing off the said



दलन - ३
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,

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 do 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 & except with the previous written permission of the corporation which permission shall not be refused if the Apartment owner performs or is willing to perform following condition.

i) The Transferees/Assignees pay to the Corporation the transfer fees and other charges being towards transfer of Apartment as may be applicable from time to time as per the CIDCO guide lines and as per the terms & conditions of Agreement to Sale & Lease Agreement executed between CIDCO of Maharashtra and Original Owner of said 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

For PATEL ENERGY LTD.
Nisha
Director
Authorised Signatory



apartments with reference to the carpet area and permitted users and displayed in the Shop 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 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 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 Original Allottees/Transferors/Assignors herein will co-operate to Transferees/Assignees in obtaining No Objection, No dues certificate from CIDCO towards the sale of aforesaid properties

16) The Stamp Duty & Registration Charges & Expenses incidental thereto are however payable by the Transferees/Assignees.



THE SCHEDULE OF SHOP:

All rights, title, interest & ownership of **Shop No. 16, 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



Director
For **PATEL ENERGY LTD**

Nisha
Authorised Signatory



Nilesh Pawar *Nawar*

Somshankar K.P *SKPideanudata*

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



Amit Ashok Teckchandani

Nilesh Pawar *Nawar*

Somshankar K.P *SKPideanudata*



टबज-३
दस्तावेज क्र २०१८८/२०२१
१५/०५

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 **Shop No. 16, on Ground Floor of Building No. CC, Commercial Complex, admeasuring 92.95 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. 06/12/2021** 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.

For PATEL ENERGY LTD

Through Authorized

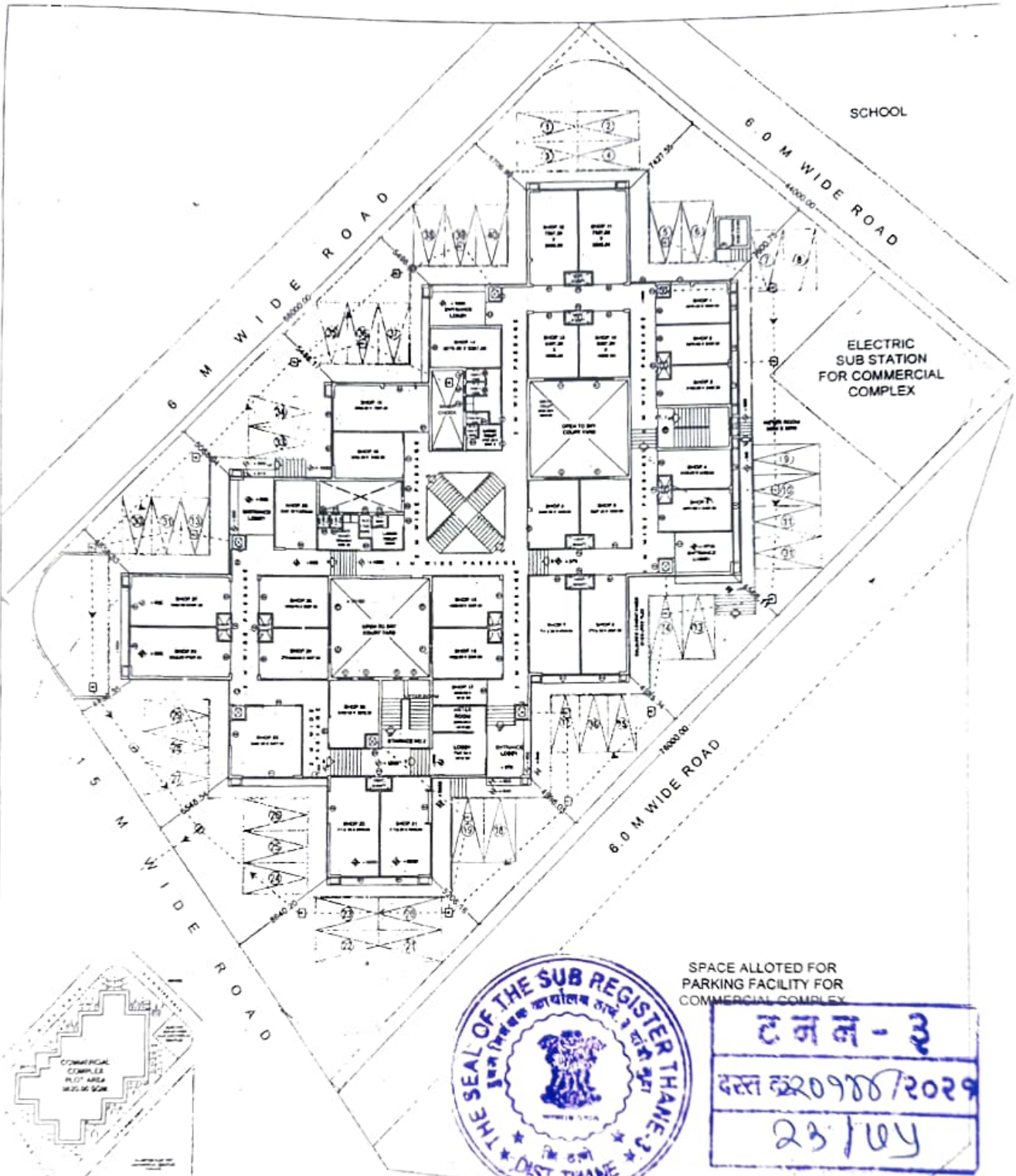
MS. NISHA TEJABHAI PATEL

Nisha
Authorised Signatory

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

Amit Ashok Teckchandani



SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

ट न न - ३
 दस्त क्र २०१००८/२०२१
 २३/०५

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 C/17 in the original file and the scanned drawings of the said building available in the architecture section. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facto Occupancy Certificate Purpose 	<p>NOTES</p> <ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. ALL EXTERNAL WALLS OF 0.23 THK & INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK. <p> <input type="checkbox"/> EXISTING WORK SHOWN IN <input type="checkbox"/> PROPOSED WORK SHOWN IN <input type="checkbox"/> EXISTING LINE SHOWN IN <input type="checkbox"/> PROPOSED LINE SHOWN IN </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>S/D/MAN (R)</p> <p>FR. ARCHITECT (R)</p> <p>ASST. ARCHITECT (R)</p> <p>ASST. ARCHITECT (R)</p> <p>S.E. ARCHITECT (R)</p> <p>ADDL CHIEF ARCHITECT</p> <p>C.P.:</p> <p>SCALE</p> <p>DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(H)/CC/2012/03</p>
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For PATEL ENERGY LTD
Nisha
 Authorised Signatory

[Signature]

3/11/2021

सूची क्र.2

दुय्यम निबंधक : सहा दु.नि. टाणे 3

दम्न क्रमांक : 19469/2021

नोंदणी :

Regn:63m

गावाचे नाव : वेलापूर

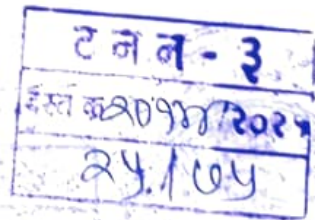
(1)विलेखाचा प्रकार	अग्रीमेंट दू मेन
(2)मोवदला	507540
(3) वाजारभाव(भाडेपट्टयाच्या वावनिनपट्टयाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1
(4) भू-मोपान पोट्टिम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शांण नं 16 नळ मजला विल्डिंग कर्मशियल आणि शांणिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 गी 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) दम्नोपचज करून देणा-या/निहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना.	1): नाव:-मिडको लिमिटेड तर्फे असीन्टड मार्केटींग ऑफिसर थी इन्फे चांफंकर वय:-; पना:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रायगड भवन, सेक्टर-11 मी वी डी वेलापूर नवी मुंबई , महाराष्ट्र, टाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दम्नोपचज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे आंधोराइज्ड मीम निशा तेजाभाई पटेल वय:-; पना:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इंजिनीरिंग कंपाऊंड पटेल इन्स्टेट रोड जोगेश्वरी वेस्ट मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दम्नोपचज करून दिल्याचा दिनांक	24/11/2021
(10)दम्न नोंदणी केल्याचा दिनांक	25/11/2021
(11)अनुक्रमांक,खड व पृष्ठ	19469/2021
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	30500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	5080
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणाचा तपशील दम्नप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनासा निवडलेला अनुच्छेद

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE:**"NIRMAL", 2nd Floor, Nariman 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.



(R. B. Dhayatkar)

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

Patel Energy Limited

(A Group Company of Patel Engineering Ltd.)
CIN U70100MH1996PLC102612

Regd. Office : Patel Engineering Compound, Patel Estate Road,
Jogeshwari (West), Mumbai - 400 102, Maharashtra
Tel +91 40 44604888, Fax : 44604899, Email : patlenergy@yahoo.co.in

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF PATEL ENERGY LIMITED HELD ON WEDNESDAY, OCTOBER 20, 2021 AT 03.00 PM AT CORPORATE OFFICE OF THE COMPANY AT DOOR NO.8-2-293/B2/A/76, GROUND FLOOR, ROAD NO.9A, JUBILEE HILLS HYDERABAD 500033.

Approval for Sale of 17 shops in Commercial Complex Building on Plot No.7, Sector-21/22, CBD Belapur, Navi Mumbai.

"Resolved that in super cession to the earlier resolution no. 09 passed by the Board of Directors vide its meeting dated April 05, 2021 with respect to sale of 17 Units, consent of the Board be and hereby accorded to transfer/sell following office/shop in Commercial Complex Building on Plot No.7, Sector-21/22, CBD Belapur, Navi Mumbai to Mr. Amit Ashok Teckchandani an Indian Inhabitant, residing at Flat No. 601, Shri Tirupali CHS, Plot No. 32, Sector 19, Nerul, Navi Mumbai, Nerul Node-3, Thane-400706 for a consideration not less than the following :

Sr. no	Shop/office no.	Area Allotted In Sq ft	Area per plan in Sq ft	Consideration (Rs.)
Shop-ground floor				
1	15	423.10	422.95	11,05,904
2	16	423.10	422.95	11,05,904
3	18	596.20	595.97	15,58,306
Office - 1 st floor				
4	1	295.97	295.86	6,61,687
5	2	295.97	295.86	6,61,687
6	3	295.97	287.71	6,43,460
7	4	295.97	287.71	6,43,460
8	5	295.97	295.86	6,61,687
9	6	295.97	295.86	6,61,687
10	7	287.82	516.37	1,64,400
11	8	287.82	370.06	8,27,634
12	9	516.37	370.06	10,53,897
13	10	516.37	475.70	11,64,400
14	11	516.37	516.18	11,64,400
15	12	516.37	370.06	8,27,634
16	13	370.28	370.06	8,27,634
17	14	370.28	532.38	11,90,661
Total		6591.59	6721.42	1,55,77,737

Resolved further that any Director or Ms. Nisha Patel (PAN: ASNPP1387Q), Authorised Representative of the Company be and are hereby authorized to sign and execute various Deed of Transfer cum Assignment Agreements with Mr. Amit Ashok Teckchandani for transfer of these 17 shops & offices to Mr. Amit Ashok Teckchandani, Authorised Representative is to complete Registration process for these 17 shops/offices and to do all such deed and things as may be required to give effect to the said transfer. बंदर-९



For PATEL ENERGY LTD
Director
A3229 E/95
2021

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

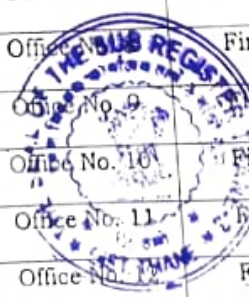
MR. AMIT ASHOK TECKCHANDANI, Age 47 Years, [Pan No. ADMPT2124K], Indian Inhabitant, having his resident address at Flat No. 601, Shri Tirupati C.H.S, Plot No. 32, Sector-19, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane,

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	370.06 sq.ft.
14.	Office No. 11	First Floor	370.06 sq.ft.
15.	Office No. 12	First Floor	370.06 sq.ft.

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१३२५५ | २०२१
७१८



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१३२५५
७१८



(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-1/2021/8000130780

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

Ref.:(1) NOC number 8000130780 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20144-2021 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-16	33.4700

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAODigitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:00:01 +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-1/2022/8000149704

Date : 07.04.2022

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000149704

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

Sir/Madam

Please refer to your application dated 05/04/2022 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No.SHOP-16, constructed on Building Name/No. COMMERCIAL COMPLEX/1, Plot No. 7, Road No 00 , Sector 21/22,Belapur, Navi Mumbai for 1) AMIT ASHOK TECKCHANDANI as security for loan to be borrowed from STATE BANK OF INDIA,PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Asst. Estate Officer/Estate Officer

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2022.04.07
16:59:21 +05'30'

CC to. 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:55918117Reference No: 20003120/90010472 / 134
Customer No: 13408

Date:27.04.2006

To,
M/s. PATEL ENERGY LTD
PATEL ESTATE ROAD,
JOGESHWARI (WEST)
MUMBAI-400102Sub: 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 Allotted	Building No.	Floor No.	Premises No.	(Area in SQF) Premises Terrace
B-BEL-2122-CC-0-16	CC	00	16	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)
0.00	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
Bsc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

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

REF.NO./CRR/AAT-16G/TCC/894/2022

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. 16, 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



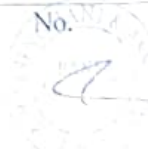
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3	Complete or full description of the immovable property/ (ies) offered as security including the following details (a) Survey No. (b) Door/House No. (in case of house property) (c) Extent/ area including plinth/built up area in case of house property (d) Locations like name of the place, village city, registration, sub-district etc. Boundaries	"Shop No. 16, 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



3	16/09/2020
4	13/11/2020
5	24/11/2020
6	25/11/2020
7	24/11/2020

PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by STATE BANK OF INDIA for Rs.35,600/- in favour of M/S. PATEL ENERGY LTD. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED through Assistant Marketing Officer, SHRI. UMESH CHAPHEKARE (Corporation) and M/S. 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. 19469/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19469-2021 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
7	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#5		
12	22/03/2014	Letter dated 22/03/2014 issued by CIDCO to Owners Association of CIDCO Commercial Complex certifying that the construction work of the said commercial complex has been completed in September 1998 and the same is fit for occupation.	Photocopy	No
13	25/11/2021	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
14	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?			No. 

CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. AMIT ASHOK TECKCHANDANI (BORROWER)**.
9. I certify that **MR. AMIT ASHOK TECKCHANDANI (BORROWER)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. **In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:**
- a. Original allotment letter issued by CIDCO Ltd. in favour of **M/S. PATEL ENERGY LTD**, in respect of above said property
- b. Original possession letter issued by CIDCO Ltd. in favour of **M/S. PATEL ENERGY LTD**, in respect of above said property
- c. Original Corrigendum dated 16/09/2020 issued by CIDCO Ltd. in favour of **M/S. PATEL ENERGY LTD**, in respect of above said property
- d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.35,600/- in favour of **M/S. PATEL ENERGY LTD**. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.
- e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. PATEL ENERGY LTD**. through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19469/2021 dated 25/11/2021..
- f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19469-2021 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.



h. 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. 20144/2021

i. Receipt dated 06/12/2021, bearing Registration No. TNN3-20144-2021 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.

j. 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.

k. Copy of Specific Power of Attorney dated 26/11/2021 executed by **MR. AMIT ASHOK TECKCHANDANI in favour of MR. PRAVIN VAMAN ZAWARE**, regarding registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.13195/2021.

l. Original Transfer Permission issued by CIDCO Ltd. in favour of **MR. AMIT ASHOK TECKCHANDANI** in respect of above said property.

m. Original Final Transfer Order issued by CIDCO Ltd. in favour of **MR. AMIT ASHOK TECKCHANDANI** in respect of above said property.

n. No Objection Certificate issued by **CIDCO** regarding mortgage of the abovesaid property by **MR. AMIT ASHOK TECKCHANDANI**, in favour of bank.

o. Copy of 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.

p. Latest maintenance and tax paid receipt.

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 SARFESI Compliant.



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SCHEDULE OF THE PROPERTY

“Shop No. 16, 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”, situated and constructed on land bearing Plot No. 6 & 7, Sector 21 & 22, at Village Belapur, Navi Mumbai, Taluka & Dist. Thane, within the Registration District and Sub-Registration District of Thane, State Maharashtra.”

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

For C.R. Raisinghani & Associates



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

ANNEXURE

Flow of Title:

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

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

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

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



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AND WHEREAS 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.

AND WHEREAS The Office Owners has agreed to purchase and the Corporation has agreed to sell Shop No. 16, on Ground Floor of Building No. CC 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')

AND WHEREAS Fresh Certificate of Incorporation of dated 18/11/2004 regarding change of name from PEC REALTORS LIMITED to PATEL ENERGY LIMITED is issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.

AND WHEREAS Corrigendum dated 16/09/2020 is issued by CIDCO in respect of the above said property.

AND WHEREAS Agreement for Sale dated 24/11/2021 is 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. 19469/2021 dated 25/11/2021.

AND WHEREAS Possession receipt dated 24/11/2021 is 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.

AND WHEREAS Deed of Transfer cum Assignment dated 06/12/2021 is 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 (Transferees)**, in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20144/2021

AND WHEREAS Possession letter dated 06/12/2021 is issued by **M/S. PATEL ENERGY LTD.** to **MR. AMIT ASHOK TECKCHANDANI** regarding handing over the possession of said office.

AND WHEREAS
of CIDCO Com
commercial com
occupation.

AND WHEREAS
AMIT ASHOK
regarding registr
Attorney is du
Registration No.

AND WHEREAS
owner of the sa
are legal, valid

Date: 08/04/20
Place: Ulhasna

