

75/20145

पावती

1<sup>st</sup> floor

Original/Duplicate

Monday, December 06, 2021

9:57 AM

6

नोंदणी क्र.: 39M

Regn. 39M

पावती क्र.: 22150 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐबजाचा अनुक्रमांक: टनन3-20145-2021

दस्तऐबजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 14100.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 15600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

10:17 AM ह्या वेळेस मिळाले.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 1401453.9/-

मोबदला ₹. 643460/-

भरवलेले मुद्रांक शुल्क: ₹. 84200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/घनदेश/पे ऑर्डर क्रमांक: 0112202107595 दिनांक: 06/12/2021

रकमेचे नाव व पत्ता:

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

डीडी/घनदेश/पे ऑर्डर क्रमांक: MH009534047202122E दिनांक: 06/12/2021

रकमेचे 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 दस्तऐबज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20145/2021

नोदंगी :

Regn 63m

गावाचे नाव : बेलापूर

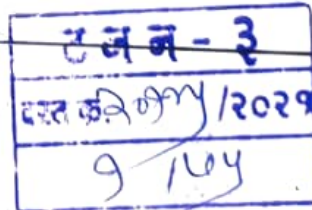
(1)विनेयाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	643460
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1401453.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 03 पहिला मजला विल्डिंग कार्पोरेशन आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 287.71 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजामाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इन्स्टिट 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	02/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20145/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

## Valuation Report Page

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		03 December 2021, 10:55:41 AM	
Valuation ID	20211203618		
दस्तावेज			
मूल्यांकनाचे वर्ष	2021		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
अथवा मूल्य विभाग	27/48 बेलापूर नोड सेक्टर क्र 22		
दोस्तचे नाव	Nav Mumbai Municipal Corporation	राव्हें नंबर /न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
भूमी जागीज	निवासी राहणीविका	कार्यालय	दुकाने
मूल्य	38800	74900	96100
औद्योगिक			74900
मोजमापनाचे एकक	चौ मीटर		
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकामाचे क्षेत्र (Built up)	76.73 चौ मीटर	मिळकतीचा वापर	कार्यालय/व्यावसायिक
बांधकामाचे स्वरूप	1 अथवा 2 री री	मिळकतीचे वय	21 to 30 वर्षे
मिळकतीचा स्वरूप	अथवा	मजला	1st To 4th Floor
संश्लेष			
वापर			
दस्तावेज			
कार्यालय/व्यावसायिक			
मिळकती			
Sale Date	First Sale Date - 02/01/2018		
Sale type of built up Property constructed after circular dt.02/01/2018			
घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ		
	= (74900 * (70 / 100)) * 100 / 100		
	= Rs 52430/-		
मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 52430 * 76.73		
	Rs 1401453.9/-		
अन्य महत्त्वाचे मुद्दे	-		
एकरित अंतिम मूल्य	<p>मूल्य मिळकतीचे मूल्य + वाढपत्राचे मूल्य + मॅग्नोडेन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य (खुली बाळकची) + वरील मजलीचे मूल्य + वीट/त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वीट/त जागाची + स्वयंपूर्णित वाहन/तळा</p> <p>A + B + C + D + E + F + G + H + I + J</p> <p>= 1401453.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>Rs. 1401453.9/-</p> <p>चौदा लाख एक हजार चार श</p>		





CHALLAN  
MTR Form Number-6

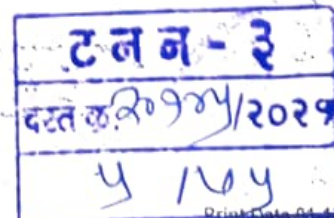


GRN	MH009534047202122E	BARCODE			Date	01/12/2021-16:42:47	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(if Applicable)	ADMPT2124K			
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI			
Year	2021-2022 One Time			Flat/Block No.	Office No 3, 1st flr, Plot No. 07, Commercial Complex,			
Account Head Details				Amount In Rs.	Road/Street			
0030046401 Stamp Duty				84200.00	Sector- 22, CBD Belapur			
0030063301 Registration Fee				14100.00	Area/Locality			
					NAVI MUMBAI			
					Town/City/District			
					PIN			
					4 0 0 6 1 4			
					Remarks (If Any)			
					PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY			
					LTD-CA=643460-Marketval=0			
					Amount In			
					Ninety Eight Thousand Three Hundred Rupees Only			
Total				98,300.00	Words			
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572021120125810	IK0BKDDLZ6	
Cheque-DD Details				Bank Date	RBI Date	01/12/2021-16:24:43	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Mobile No. : 9029579019

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

सदर चलन केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Print Date 01/12/2021 04:43:48





महाराष्ट्र MAHARASHTRA

30 NOV 2021

ZD 869074

जिल्हा कोषागार कार्यालय  
जिल्हा कोषागार कार्यालय, ठाणे  
15 NOV 2021  
मुद्रांक प्रमुख लिपीक / लिपीक

● 2021 ● जाडपत्र-२  
मुद्रांक विक्री नोंदवही अनुक्रमांक 129429 दिनांक  
दस्तावाचा प्रकार/अनुच्छेद क्रमांक  
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
दुय्यम निबंधक कार्यालयाचे नांव मोवदला रक्कम Rs.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani  
दुसऱ्या पक्षाकाराचे नाव  
हस्ते असल्यास त्यांचे नाव व पत्ता  
मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची सही  
श्री. रविन्द्र विष्णू शिंताडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स  
प्लॉट नं. 7, रोकटर-1ए, सी.बी.डी. भेस्तापूर, नवी मुंबई. मो. 09324704124  
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक शुल्कासून 6 महिन्यात वापरणे बंधनकारक आहे

DEED OF TRANSFER AND ASSIGNMENT



दस्ता क्र. 0984/2029  
"THE ORIGINAL ALLOTTEES  
TRANSFERORS/ASSIGNORS"

A N D

MR. AMIT ASHOK TECKCHANDANI (Pan No. ADMPT2124K)  
"THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD  
Nisha  
Authorised Signatory

Page 1

*(Signature)*

Director

Nisha  
Authorised Signatory

*(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 6<sup>th</sup> day of Dec, 2021 by and BETWEEN **M/S. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES/TRANSFERORS/ASSIGNORS"** (which expression shall unless it be repugnant to the context or meaning thereof would mean and include its directors, executors, administrators & assigns) of the **ONE PART.**

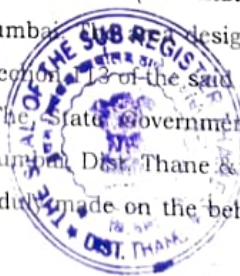
*Nisha*

**A N D**

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

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2<sup>nd</sup> 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 designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 13 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.



तजज-३  
३०/१२/२०२१  
६०५

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.

For **PATEL ENERGY LTD.**

Thane.

For **PATEL ENERGY LTD**

Director

*Nisha*  
Authorised Signatory

*[Signature]*



AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No. 3, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into **Agreement To Sale on 24/11/2021** by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of **Rs. 3,00,657/- [Rupees Three Lakh Six Hundred Fifty Seven Only]** on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under **Registration Sr. No. TNN-3/19465/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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

AND WHEREAS the said Building constructed **Prior to Year 1998 and more than Twenty One (21) Years** old and Society is not yet formed, whereas **external & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & replacement work by plastering, tiling, flooring work, wiring, plumbing, fixing of New Shutter & Doors, to be carried out by Purchasers. Copy of Actual Photographs enclosed herewith.**

AND WHEREAS the Original Allottees/Transferors/Assignors herein have decided to sell, transfer all its/their right, title, interest & Ownership in said Office

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

*[Handwritten Signature]*

had  
The  
he  
5,

in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 6,43,460/- [Rupees Six Lakh Forty Three Thousand Four Hundred Sixty Only]**.

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

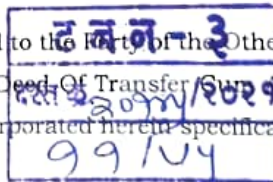
AND WHEREAS construction work of Building commercial as per Letter Bearing No. C A No. 10/CIDCO/EE(Belapur)/1996-97, issued by The CIDCO of Maharashtra Ltd and Superintending Engineer had issued completion Certificate/Confirmation of Completion of Building vide through Letter bearing Ref. No. CIDCO/SE(V)/2014/96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

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

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

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

2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 6,43,460/- [Rupees Six Lakh Forty Three Thousand Four Hundred Sixty Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.



For **PATEL ENERGY LTD.**

Director

For **PATEL ENERGY LTD**

Nisha  
Authorised Signatory



3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original Allottees/Transferors/Assignors hereby handed over the quite, vacant & peaceful possession of said Office and the Transferees/Assignees shall ipso-facto become entitled to legally occupy and possess the said Office and all rights, title, interests, benefits & ownership etc. under the title documents hereby lawfully transferred in favour of Transferees/ Assignees.

4) The Transferees/Assignees hereinafter shall be entitled to have and to hold the said Office from this day onwards for unto and to the use and benefit of themselves, their successors, executors, administrators and nominee forever, without any lien, charge, interest, demand or claim of any nature whatsoever by The Original Allottees/ Transferors/ Assignors or any person claiming through him/her/ them.

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

a) They have not entered into any agreement with any other person in respect of the said Office.

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

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

d) They have not transferred and/or assigned its/their right, title & interest in respect of the above said Office.



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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

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 Office, hereby agrees to sell, transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any nature whatsoever in or upon the said Office, whether by way of sale, charge, mortgage, lien, gift, trust,

For PATEL ENERGY LTD  
Director  
Nisha  
Authorised Signatory

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

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

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

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


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

ii) In the instrument by which the Apartment owner shall transfer the said premises, the Office Owner binds the Transferees/Assignees not to sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except upon the observance & performance of the conditions herein written.

iii) A true certified copy of the instrument of transfer executed between the Office Owner and the Transferees/Assignees will be deposited with the Estate Office of the Corporation within Seven (7) days from the date of its execution and registration of the same.

**Explanation (i) :** "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of

For PATEL ENERGY FIDP PATEL ENERGY LTD

  
Nisha  
Director Authorised Signatory



apartments with reference to the carpet area and permitted users and displayed in the Office of the corporation.

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

11) The Original Allottees/Transferors/Assignors undertakes and binds themselves to co-operate in obtaining transfer NOC from CIDCO LTD for transfer of the said Office and all original documents relating to the Office shall be handed over to the Transferees/Assignees on receiving the full & final payment of aforesaid agreed Sale consideration.

12) The Original Allottees/Transferors/Assignors undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act and also sign the Forms, Application, Affidavit, Indemnity in favour of CIDCO Ltd, which pertain to the Sale, Transfer of said Office.

13) The Original Allottees/Transferors/Assignors covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Office in the name of Transferees/Assignees then and in such event they will indemnify and keep indemnified & harmless the said Transferees/Assignees against such claim, demand, charge or charges that may be faced by the said Transferees/Assignees.

14) The transfer fees of Electric Meter, Water Connection & Property Tax from the name of The Original Allottees/Transferors/Assignors to the name of Transferees/Assignees shall be paid by Transferees/Assignees

The transfer fees and other incidental expenses for the transfer of aforesaid properties in the CIDCO records will also be paid by Transferees/Assignees and the Original Allottees/Transferors/Assignors herein will co-operate to Transferees/Assignees in obtaining No Objection, No dues certificate from CIDCO towards the sale of aforesaid properties



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

For PATEL ENERGY PATEL ENERGY LTD  
Nisha  
Director Authorised Signatory



*THE SCHEDULE OF OFFICE:*

All rights, title, interest & ownership of Office No. 3, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.

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

SIGNED, SEALED AND DELIVERED by the within named

**"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"**

**M/S. PATEL ENERGY LTD.**

INCOME TAX PERMANENT A/C NO. AABCP8900A

As per Resolution dtd. \_\_\_\_\_

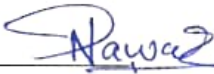
Through Authorized

**MS. NISHA TEJABHAI PATEL**

INCOME TAX PERMANENT A/C NO. ASNPP1387Q

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

Nilesh Pawar 

Somshankar K.P. Sripidemudull



For **PATEL ENERGY LTD.**

 Director

For **PATEL ENERGY LTD**

  
Authorised Signatory



SIGNED, SEALED AND DELIVERED

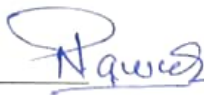
by the within named **"TRANSFEREES/ASSIGNEES"**

**MR. AMIT ASHOK TECKCHANDANI.**

INCOME TAX PERMANENT A/C. NO. ADMPT2124K


**AADHAR CARD NO. 6025 4212 8630**

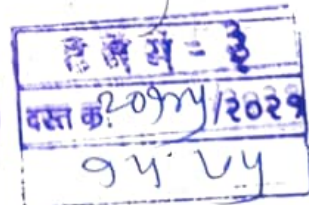
in the presence of .....

Nilesh Pawar 

Somshankar K.P. Sripidemudull







RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.6,43,460/-** ( Rupees Six lakh forty three thousand four hundred **sixty only**) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 3, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Patel Energy Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

1. Received part payment from **MR. AMIT ASHOK TECKCHANDANI, Chairman and Managing Director, Leena Powertech Engineers Pvt. Ltd.** vide RTGS / UTR No. SBINR12021062129292001/SBIN 12021062129292863 dtd. 21/06/2021 Drawn on **STATE BANK OF INDIA, Mumbai Branch.**
2. Received balance final payment from **MR. AMIT ASHOK TECKCHANDANI** through RTGS vide UTR no.SBINR52021120354992746 dated 03/12/2021 Drawn on **STATE BANK OF INDIA.**

WE SAY RECEIVED

Rs.6,43,460 /-

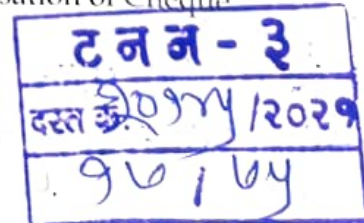
For **PATEL ENERGY LTD**

*Nisha*

M/S. PATEL ENERGY LTD. Authorized Signatory

Through Director / Authorized Signatory

Note: Note: This Receipt is issued & valid only for 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 **Office No. 3, on First Floor of Building No. CC, Commercial Complex, admeasuring 287.71 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 6/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

**M/S. PATEL ENERGY LTD.**

For PATEL ENERGY LTD

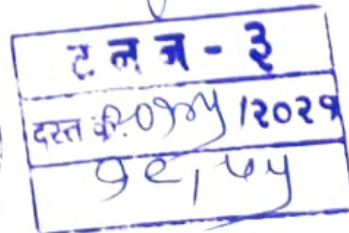
Through Authorized

**MS. NISHA TEJABHAI PATEL**

*Nisha*  
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 3, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

**MR. AMIT ASHOK TECKCHANDANI**



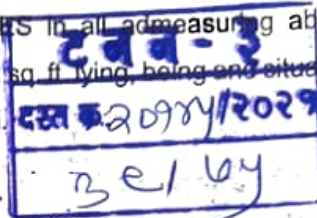




5. And Patel Energy Limited through its Director SHARAD KUMAR the undersigned do hereby ratify and confirm acts my said attorney shall lawfully do or cause to be done by virtue of these presents.

6. This Power of Attorney is given without any monetary consideration and for executing documents and for purpose of admitting execution and registration of Deed of Transfer cum Assignment Agreements, Writings, Understandings, Sale Deeds in respect if Schedule Shops / offices morefully described and mentioned hereunder.

SCHEDULE OF 17 (SEVENTEEN) SHOPS/ OFFICES in all admeasuring about 6591.59 sq. ft. as per allotment and as per plan 6/20/22 sq. ft lying, being and situated on plot No.7, Sector 21/22, CEI, Palapuri, Gavi Mumbai.



**SCHEDULED SHOPS/ OFFICES --**

Sr. No.	Shop / Office No.	Area allotted in sq. ft.	Area as per plan in sq. ft.
1	15	423.10	422.95
2	16	423.10	422.95
3	18	596.20	595.97
4	1	295.97	295.86
5	2	295.97	295.86
6	3	295.97	287.71
7	4	287.71	287.71
8	5	295.97	295.86
9	6	287.82	295.86
10	7	287.82	516.18
11	8	287.82	370.06
12	9	516.37	370.06
13	10	516.37	475.70
14	11	516.37	516.18
15	12	516.37	370.06
16	13	370.20	370.06
17	14	370.20	532.38
	<b>TOTAL AREA</b>	<b>6591.59</b>	<b>6721.42</b>



For **PATEL ENERGY LTD.**

*(Signature)*  
Director

*(Signature)* Nisha

दस्तावेज-४	
पुस्तक नं. १	93829 20/04 २०२१

# 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 : patelenergy@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 Tirupati 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 as 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 <sup>st</sup> 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	287.82	295.86	6,61,687
10	7	516.18	516.18	11,54,430
11	8	370.06	370.06	8,27,634
12	9	370.06	370.06	8,27,634
13	10	475.70	475.70	10,63,897
14	11	516.18	516.18	11,54,430
15	12	370.06	370.06	8,27,634
16	13	370.20	370.06	8,27,634
17	14	370.20	370.06	8,27,634
	<b>Total</b>	<b>6591.59</b>	<b>6721.42</b>	<b>1,55,77,737</b>

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. Ms. Nisha Patel, Authorised Representative is to complete Registration process and to execute all the documents for transfer of these 17 shops/offices and to do all such deed and things as may be required to give effect to the said transfer.



For **PATEL ENERGY LTD.**  
Director

बदर-९  
मुद्रांक १३३२९ ९९५  
२०२१



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08/12/2021

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3  
दस्त क्रमांक : 20145/2021  
नोंदणी :  
Regn:63m

## गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	643460
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1401453.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 03 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई ( Plot Number : 7 ; SECTOR NUMBER : 22 ; )
(5) क्षेत्रफळ	287.71 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल 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 चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A
(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	02/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20145/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	84200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14100
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



**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-1/2021/8000130787  
To,  
The Secretary/Chairman

Date : 20.12.2021

**Final Order for Transfer**

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-3 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130787 dated .  
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20145-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1 ) M/S.PATEL ENERGY LTD	1 ) AMIT ASHOK TECKCHANDANI	OFFICE-3	22.7200

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO  
Digitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:02:13 +05'30'

Asst. Estate Officer

CC to:

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

9



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

**HEAD OFFICE**  
CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614  
Phone: 00-91-22-6791 8100  
Fax : 00-91-22-6791 8166

**Mortgage NOC**

Date : 30 03 2022

Ref No CIDCO/ESTATE-1/2022/8000147002

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

Subject Your Request for Mortgage NOC  
Reference Application number 8000147002

In respect of Shop/Office No. OFFICE-3, COMMERICAL COMPLEX/1, Plot No 7,  
Road No 00, Sector 21/22, Belapur, Navi Mumbai

Sir/Madam

Please refer to your application dated 23/03/2022 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-3 constructed on Building Name/No COMMERICAL 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

  
BABURAJ

Asst Estate Officer/Estate Officer

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:55918117

Reference No: 20003124/90010476 / 132  
Customer No: 13408

Date:27.04.2006

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

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

Dear Sir/Madam,

With reference to your application No.24, we are thankful  
to you for booking a commercial premises ( OFFICE ) in our  
"MM1-COM-Premises" Scheme in sector 2122, Belapur, Navi Mumbai.  
We are pleased to allot you the below mentioned premises as per  
the terms and conditions mentioned herein and in the Annexure  
overleaf.

#### A. DETAILS OF COMMERCIAL PREMISES ( OFFICE ) ALLOTTED

Comm.Premises Allotted	Building No.	Floor No.	Premises No.	(Area in SQF )	
				Premises	Terrace
B-BEL-2122-CC-1-03	CC	01	3	295.970	

Rate of Premises Rs./SQF: 1045.00  
Use of Premises : OFFICE.

#### B. DETAILS OF PARKING SPACE

Parking Space Allotted :  
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	309,289.00	31,000.00	278,289.00

*Swithin D. Jadhav*

B.Sc.L.L.B.

**Advocate High Court**

+91 22 2765 7751  
+91 22 6223 3460  
+91 98207 71051  
+91 98195 65404

1

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

Date :- 01/12/2023

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

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

**I. DESCRIPTION OF THE PROPERTY:**

Office No. 03, admeasuring 287.71 sq. ft., built-up area, on the 1<sup>st</sup> Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

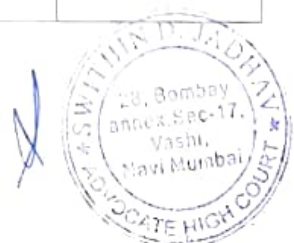
Dear Sir/ Madam,

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

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



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





4.	29/07/2020	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc.	Photocopy	NO
5.	31/07/2020	Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020)	Photocopy	NO
6.	16/09/2020	Corrigendum issued by CIDCO Ltd., in in favour of M/s. Advanced Magnetics Ltd., a Company	Photocopy	NO
7.	20/10/2021	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani	Photocopy	NO
8.	24/11/2021	Agreement for Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21410 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19465/2021)	Photocopy	NO
10.	25/11/2021	Special Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 14819	Photocopy	NO

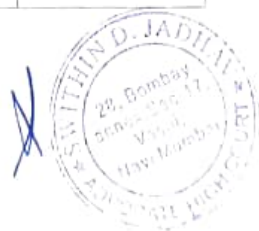


			dated 25/11/2021 (Document No. BDR-9/13621/2021)		
11.	26/11/2021		Specific Power of Attorney executed by Mr. Amit Ashok Teckchandani, in favour of Mr. Pravin Vaman Zaware, alongwith stamp duty paid challan and Registration Receipt No. 13810 dated 26/11/2021 (Document No. TNN-6/13195/2021)	Photocopy	NO
12.	03/12/2021		Deed of Transfer - Cum - Assignment executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22150 dated 06/12/2021	Photocopy	NO
13.	06/12/2021		Index II (Document No. TNN-3/20145/2021)	Photocopy	NO
7.			a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)		N. A.
			b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?  (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)		Yes
8.			a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Yes
			b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		Yes
			c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		Yes
			d) Whether proper registration of documents completed. Details thereof to be provided		Yes, detail is provided in flow of title

*(Handwritten signature)*



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





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



10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
- Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
  - Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
  - Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in in favour of M/s. Patel Energy Ltd., a Company.
  - Original Agreement for Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21410 dated 25/11/2021.
  - Original Index II (Document No. TNN-3/19465/2021).
  - Original Deed of Transfer – Cum – Assignment dated 03/12/2021 executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22150 dated 06/12/2021.
  - Original Index II (Document No. TNN-3/20145/2021).
  - Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
  - Original NOC for mortgage from CIDCO Ltd. in favour of State Bank of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

**SCHEDULE OF THE PROPERTY (IES)**

Office No. 03, admeasuring 287.71 sq. ft., built-up area, on the 1<sup>st</sup> Floor, in Building No. CC, in the Commercial - Cum – Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Date: \_\_/12/2023

Place: Navi Mumbai

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



ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 03, admeasuring 295.970 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'.
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 295.970 sq. ft.' and the same was corrected as 'adm. 287.71 sq. ft.'.
6. Thereafter by Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 19465/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.





8. Now the said M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, sold and transferred the said Office No. 03, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot No. 7, situated at Sector - 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to Borrower Mr. Amit Ashok Teckchandani by Deed of Transfer cum Assignment dated 03/12/2021 which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 20145/2021 dated 06/12/2021.
9. The said Office is already mortgaged with State Bank of India and the Borrower is now availing Top up loan, therefore Fresh NOC for mortgage from CIDCO Ltd., in favour of State Bank of India, is to be obtained.
10. As per Search Report, I have found an entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

Date: 01/12/2023

Place: Navi Mumbai

*Swithin D. Jadhav*  
01/12/2023

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

Swithin D. Jadhav  
Advocate High Court

## SEARCH REPORT



This is to certify that under instruction from State Bank of India, SME Panel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 03, admeasuring 287.71 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

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

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

\* Nil subject to mutilated record and torned pages.

Dated on this 01<sup>st</sup> December, 2023.

  
  
Swithin D. Jadhav  
Advocate High Court

**SEARCH REPORT**  
**SHRIRAM JUNGHARE**

Date- 01.12.2023

Room No. 778, SS. 2, Sector 7, Koparkhairane, Navi Mumbai, Taluka & District Thane.

To,  
**Adv. Swithin D. Jadhav (B.Sc. L.L.B)**  
**High Court Mumbai**

Sir,

Search Report of the Office No. 03, admeasuring 287.71 sq. ft., built-up area, on the 1<sup>st</sup> Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector- 21 & 22 of Village- C.B.D. Belapur, Navi Mumbai, Taluka and District- Thane.

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Thane I have gone through the available Index Registrar kept in the office. The search was taken from Year 2021 to 2023 i.e. last 03 years and I have found the details as under:-

I have paid Government fees on Date 01.12.2023 & Rs.75/- for your record and Information.

**Applicant Name- Mr. Amit Ashok Teckchandani.**

Search Years	Transaction (Sub -Registrar THANE)				
2021	Available Record checked; Transaction Written Herein below				
2022	Available Record checked; Transaction Written Herein below				
2023	Available Record checked; Transaction (Nil)				
Transaction Year's	Description of property	Seller Name	Purchaser Name	Date of Agreement / Deed	Reg. No & Date
2021	Office No. 03, on 1 <sup>st</sup> Floor, 'Commercial and Shopping Complex', Constructed on Plot No. 7, Situated at Sector- 22 of Village-Belapur (CBD), Navi Mumbai, Taluka and District- Thane. Area 287.71 sq. ft. built up.	CIDCO Ltd. through Assistant Marketing Officer Mr. Unmesh Chaphekar.	M/s. Patel Energy Ltd. through Authorized Ms. Nisha Tejabhai Patel.	Agreement to Sale 24/11/2021	19465/2021 Thane- 3 25/11/2021
2021	Office No. 03, on 1 <sup>st</sup> Floor, 'Commercial and Shopping Complex', Constructed on Plot No. 7, Situated at Sector- 22 of Village-Belapur (CBD), Navi Mumbai, Taluka and District- Thane. Area 287.71 sq. ft. built up.	M/s. Patel Energy Ltd. through Director Mr. Sharad Kumar through Authorized POA Ms. Nisha Tejabhai Patel.	Mr. Amit Ashok Teckchandani through POA Mr. Pravin Waman Zaware.	Deed of Transfer Cum Assignment 03/12/2021	20145/2021 Thane- 3 06/12/2021