

Receipt (pavti)

75/20180

Monday, December 06, 2021

11:04 AM

Office NO 29

1st floor

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22185 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20180-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

रु. 18100.00

नोंदणी फी

रु. 1500.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 75

एकूण:

रु. 19600.00

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

बाजार मूल्य: रु. 1803067.7/-

मोबदला रु. 827634/-

भरलेले मुद्रांक शुल्क: रु. 108200/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202102842 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 18100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009539796202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

गुळ दस्तऐवज परत मिळाला

दु. ति. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20180/2021

नोंदणी :

Regn 63m

7

गावाचे नाव : वेलापूर

(1) बिलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	827634
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं -29,पट्टिला मजला,बिल्डिंग कर्मर्शियल आणि शॉपिंग कॉम्प्लेक्स,प्लॉट नं-7,सेक्टर 22,सी वी डी वेलापूर,नवी मुंबई,क्षेत्र-370.06 चौरस फूट((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडवॉन्सड मॅनेटिक्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कु मु म्हणून ऑयोरान्डव्ड मीस निशा तेजाभाई पटेल - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कॉटम पार्क गुलाब नगर खार दाढा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दम्नऐवज 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:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्रमांक-601,श्री तिरुपती सीएचएम,प्लॉट नं-32,सेक्टर-19,नेरूळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दम्नऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दम्न नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	20180/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 December 2021, 11:42:11 AM																												
Valuation ID दस्तावेज	202112031241																													
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नाव	2021 ठाणे तालुका ठाणे 77/518 बेलापूर नोड सेक्टर क्र 22 Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न मू क्रमांक																												
<p>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>खुली जागेची मूल्यदर</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक चौ मीटर</th> </tr> </thead> <tbody> <tr> <td>58800</td> <td>74900</td> <td>96100</td> <td>74900</td> <td></td> <td></td> </tr> </tbody> </table>			खुली जागेची मूल्यदर	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	58800	74900	96100	74900																		
खुली जागेची मूल्यदर	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर																									
58800	74900	96100	74900																											
<p>बांधीव क्षेत्राची माहिती</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>बांधीव क्षेत्राचा प्रकार</th> <th>बांधीव क्षेत्राचे क्षेत्र</th> <th>बांधीव क्षेत्राचे तळीकरण</th> <th>बांधीव क्षेत्राचे मजला</th> <th>बांधीव क्षेत्राचे मूल्यदर</th> <th>बांधीव क्षेत्राचे प्रकार</th> <th>बांधीव क्षेत्राचे मूल्य</th> </tr> </thead> <tbody> <tr> <td>बांधीव क्षेत्राचा प्रकार</td> <td>34.39 चौ मीटर</td> <td>मिळकतीचा वापर</td> <td>कार्यालये/व्यावसायिक</td> <td>मिळकतीचा प्रकार</td> <td>बांधीव</td> <td></td> </tr> <tr> <td>बांधीव क्षेत्राचे तळीकरण</td> <td>1-आर सी सी</td> <td>मिळकतीचे तळीकरण</td> <td>21 to 30 वर्षे</td> <td>मूल्यदर/बांधकामाचा दर</td> <td></td> <td>Rs 74900/-</td> </tr> <tr> <td>बांधीव क्षेत्राचे मजला</td> <td>आठे</td> <td>मजला</td> <td>1st To 4th Floor</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			बांधीव क्षेत्राचा प्रकार	बांधीव क्षेत्राचे क्षेत्र	बांधीव क्षेत्राचे तळीकरण	बांधीव क्षेत्राचे मजला	बांधीव क्षेत्राचे मूल्यदर	बांधीव क्षेत्राचे प्रकार	बांधीव क्षेत्राचे मूल्य	बांधीव क्षेत्राचा प्रकार	34.39 चौ मीटर	मिळकतीचा वापर	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार	बांधीव		बांधीव क्षेत्राचे तळीकरण	1-आर सी सी	मिळकतीचे तळीकरण	21 to 30 वर्षे	मूल्यदर/बांधकामाचा दर		Rs 74900/-	बांधीव क्षेत्राचे मजला	आठे	मजला	1st To 4th Floor			
बांधीव क्षेत्राचा प्रकार	बांधीव क्षेत्राचे क्षेत्र	बांधीव क्षेत्राचे तळीकरण	बांधीव क्षेत्राचे मजला	बांधीव क्षेत्राचे मूल्यदर	बांधीव क्षेत्राचे प्रकार	बांधीव क्षेत्राचे मूल्य																								
बांधीव क्षेत्राचा प्रकार	34.39 चौ मीटर	मिळकतीचा वापर	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार	बांधीव																									
बांधीव क्षेत्राचे तळीकरण	1-आर सी सी	मिळकतीचे तळीकरण	21 to 30 वर्षे	मूल्यदर/बांधकामाचा दर		Rs 74900/-																								
बांधीव क्षेत्राचे मजला	आठे	मजला	1st To 4th Floor																											
<p>संश्लेषण व्यावसायिक दुकाने/मिळकती कार्यालये/व्यावसायिक मजला</p> <p>First Sale Date - 02/01/2018</p> <p>Sale Resale of built up Property constructed after circular dt 02/01/2018</p>																														
<p>घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ</p> <p>= (74900 * (70 / 100)) * 100 / 100</p> <p>= Rs 52430/-</p>																														
<p>बांधीव क्षेत्राचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 52430 * 34.39</p> <p>Rs 1803067.7/-</p>																														
<p>अंतिम मूल्य = 1803067.7/-</p> <p>आठस लाख तीन हजार अक्षुण्ठ 7/-</p>																														



दस्तावेज - 3

दस्त क्र 209 CD / 2021

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CHALLAN
MTR Form Number-6



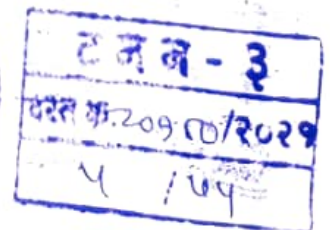
GRN	MH009539796202122E	BARCODE			Date	01/12/2021-17:55:50	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	ADMPT2124K			
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI			
Year	2021-2022 One Time			Flat/Block No.	Office No 29, 1st flr, Plot No. 07, Commercial			
Account Head Details				Premises/Building				
				Complex,				
				Sector- 22, CBD Belapur				
0030046401 Stamp Duty				Road/Street				
				Area/Locality				
0030063301 Registration Fee				NAVI MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 6 1 4				
				Remarks (If Any)				
				PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT				
				LTD-CA=827634-MarketVal=0				
				Amount In				
				One Lakh Twenty Six Thousand Three Hundred Rupees				
Total				Words				
1,26,300.00				Only				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN				
				Ref. No.				
				00040572021120133072				
				IK0BKDGEZ7				
Cheque/DD No.				Bank Date				
				RBI Date				
				01/12/2021-17 24:56				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

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

Mobile No. 9867066175

सादर चालन केवल दृश्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तऐवजी लागू आहे. नोदणी न करावयाच्या दस्तऐवजी सादर न करता जाणू नये.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2021 ©

3 0 NOV 2021

ZD 869077



जाडपत्र-7
 मुद्रांक विक्री नोंदवही अनुक्रमांक 129432 दिनांक _____
 वस्तुचा प्रकार/अनुच्छेद क्रमांक _____
 दस्त नोंदणी करणार आहेत का? होय/नाही नोंदणी होणार असल्यास
 दुय्यम निबंधक कार्यालयाचे नांव _____ मोबदला रक्कम Rs. _____
 मिळकतीचे वर्णन _____
 मुद्रांक विकत घेणाऱ्याचे नाव Amit A-Teckchandani
 दुसऱ्या पक्षकाराचे नाव _____
 इस्ते असल्यास त्याचे नाव व पत्ता Praveen
 मुद्रांक शुल्क रक्कम Rs. 1000
 मुद्रांक विकत घेण्याऱ्याची सही
 श्री. रविन्द्र विष्णू शिंगारे, परवाना क्र. 13/2000, सविन प.क्र. : 1201043
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
 फ्लॉट नं. 7, सेक्टर-1ए, पी.वी.डी. बेलापूर, नवी मुंबई, नो. 09324704124
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात यापुढे बंधनकारक आहे

DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

M/S. ADVANCED MAGNETICS PVT. LTD.



दस्तावेज नं. 3
 THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS
 दिनांक 20/11/2021
 10/11/21

MR. AMIT ASHOK TECK CHANDANI (Pan No. ADMPT2124K)

"THE TRANSFEREES/ASSIGNEES"

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 1

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

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 & raised 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.



777-3
दस्तावेज क्र. 20950/2021
९/०५

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 ADVANCED MAGNETICS PVT LTD

[Signature]

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

[Signature]

AND WHEREAS The Original Allottees/Transferors/Assignors herein 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.29, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into **Agreement To Sale on 29/11/2021** by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of **Rs. 3,86,713/- [Rupees Three Lakh Eighty Six Thousand Seven Hundred Thirteen 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. THN-3/19461/2021**. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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

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

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

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED



Director


Nisha
Authorised Signatory



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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**.

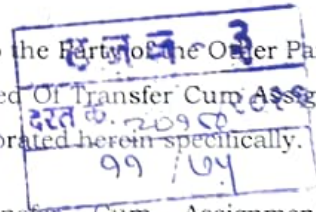
AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge 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 Office in favour of Transferee/Assignees herein 'ON AS IS WHERE IS BASIS'.

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

AND WHEREAS parties hereby 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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original



For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Nisha
Authorised Signatory

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, interest, benefits & ownership etc. under the title documents hereby lawfully transferred in favour of Transferees/ Assignees.

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

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

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

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

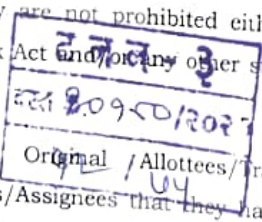
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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

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

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, inheritance, lease, licenses, easement or otherwise howsoever and they are having



For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

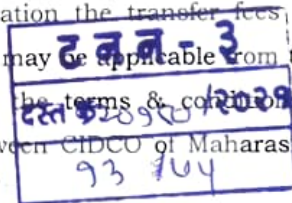
all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.

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 Corporation the transfer fees and other charges being towards transfer of Apartment as may be applicable from time to time as per the CIDCO guidelines and as per the terms & conditions of Agreement to Sale & Lease Agreement executed between CIDCO of Maharashtra and Original Owner of said Office.



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

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

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

Nisha
Authorised Signatory

Explanation (ii) : Nothing contained herein shall apply to mortgage of the premises or any part thereof, to the Central Govt., a State Govt., a National 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.

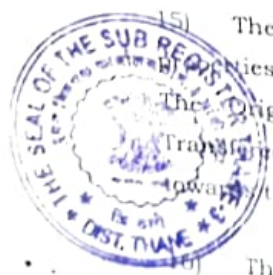
12) The Original Allottees/Transferors/Assignors undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act and also sign the Forms, Application, Affidavit,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

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

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



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ADVANCED MAGNETICS PVT LTD

[Signature]
Director

For ADVANCED MAGNETICS LIMITED

[Signature]
Authorised Signatory

[Signature]
Page 7

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No.29, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built-up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.**

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

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

M/S. ADVANCED MAGNETICS PVT. LTD.
INCOME TAX PERMANENT A/C NO. AAACA8932E
As per Resolution dtd. _____

Through Authorized

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP1387Q
AADHAR CARD NO. 8303 1055 7740

in presence of

Nilesh Pawar

Nawar

Somshankar K.P. SKPidemuduru

For **ADVANCED MAGNETICS PVT LTD**

[Signature]

Director

For **ADVANCED MAGNETICS PRIVATE LIMITED**

Nisha

Authorised Signatory



SIGNED, SEALED AND DELIVERED
by the within named **"TRANSFEREES/ASSIGNEES"**

MR. AMIT ASHOK TECKCHANDANI.

INCOME TAX PERMANENT A/C. NO. ADMPT2124K
AADHAR CARD NO. 6025 4212 8630

in the presence of

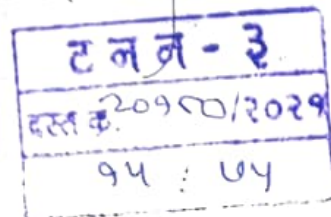
Nilesh Pawar

Nawar

Somshankar K.P. SKPidemuduru



[Signature]



RECEIPT

Date : 03/12/2021.

Received a sum of **Rs. Rs.8,27,634/- (Rupees Eight lakh twenty seven thousand six hundred thirty four only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 29, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Advanced Magnetics Pvt. Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

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

WE SAY RECEIVED

Rs. 8,27,634/-

For **ADVANCED MAGNETICS PRIVATE LIMITED**

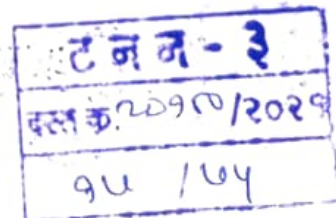
Nisha

Authorised Signatory

ADVANCED MAGNETICS PVT. LTD.

Through Director / Authorized Signatory

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



LETTER OF POSSESSION

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

Date: 06/12/2021

To,
MR. AMIT ASHOK TECKCHANDANI
Flat No. 601, Shri Tirupati CHS,
Plot No. 32, Sector-19,
Nerul, Navi Mumbai,

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No.29, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. ADVANCED MAGNETICS PVT. LTD.

Through Authorized

MS. NISHA TEJABHAI PATEL

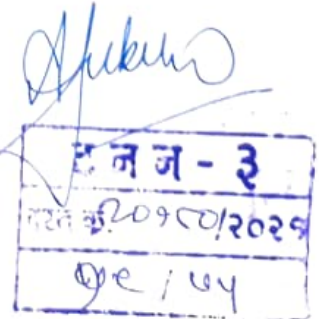
For ADVANCED MAGNETICS PRIVATE LIMITED

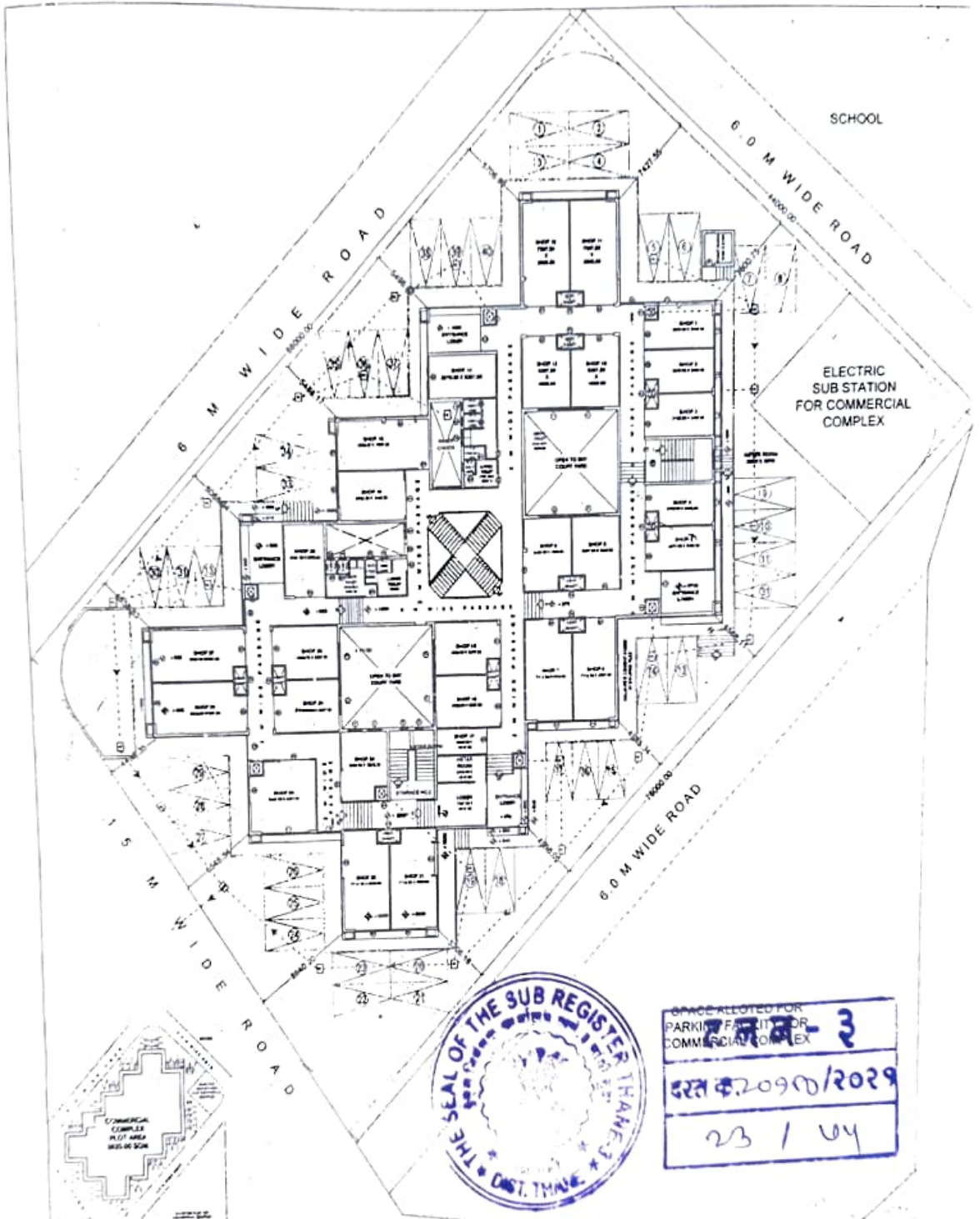
Nisha

Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.29, 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





SPACE ALLOTTED FOR
PARKING FACILITY FOR
COMMERCIAL COMPLEX

एलएच-३

दस्तावेज नं. 20900/2029

23 / 04

LAYOUT PLAN

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<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 Facts Occupancy Certificate Purpose. 	<p>1) DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED.</p> <p>2) ALL EXTERNAL WALLS OF 0.23 THK & INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK.</p> <p>BOUNDARY OF ALL PLOTS IN <input type="checkbox"/> PROPOSED PLOTS BOUNDARY IN <input type="checkbox"/></p> <p>EXISTING PLOTS BOUNDARY IN <input type="checkbox"/> BOUNDARY OF ALL PLOTS IN <input type="checkbox"/></p>	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8&7, SECTOR 21, 22 C.B.D. RELAPUR, NAVI MUMBAI.</p>	<p>SCALE</p> <p>DATE 04/05/2019</p> <p>DRG. NO. CIDCO ARCH(N)/CC/2012/01</p>

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

[Handwritten Signature]

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.

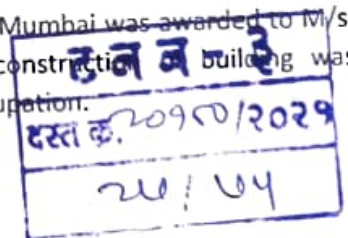
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

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 has since been fit for occupation.

This is for your information please.



Yours Faithfully


(R. B. Dhayatar)

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

ADVANCED MAGNETICS PVT. LTD.

CIN: U31300MH1981PTC025056

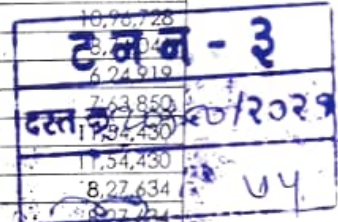
REGD OFFICE: B-906, Quantum Park, Union Park, off Carter Road, Khar (W), Mumbai - 400052.

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF ADVANCED MAGNETICS PRIVATE LIMITED HELD ON WEDNESDAY, OCTOBER 20, 2021 AT 06.00 PM AT THE REGISTERED OFFICE OF THE COMPANY OFFICE IN MUMBAI

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

"Resolved that in super session to the earlier resolution passed by the Board of Directors vide its meeting dated April 05, 2021, consent of the Directors be and hereby accorded to transfer/sell following offices/shops 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.)
<u>Shops -Gr floor</u>				
1	22	611.39	611.08	1,597,815
2	23	618.68	618.13	16,16,249
<u>Office - 1st floor</u>				
3	15	370.20	295.86	6,60,862
4	16	370.20	375.54	8,39,890
5	17	370.20	279.42	6,24,919
6	18	370.20	370.06	8,27,634
7	19	370.20	370.06	8,27,634
8	20	370.20	493.40	11,03,483
9	21	475.58	330.63	10,90,728
10	22	516.83	330.63	8,30,044
11	23	279.42	279.42	6,24,919
12	24	341.54	341.54	7,43,850
13	25	351.63	351.63	11,34,430
14	26	51.18	51.18	11,54,430
15	28	370.06	370.06	8,27,634
16	29	493.40	370.06	8,27,634
17	30	295.86	295.86	6,61,687
18	31	341.66	493.40	11,03,483
Total		7391.91	7477.44	1,71,87,324

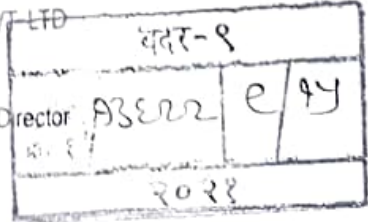


Resolved further that any Director or Ms. Nisha Patel (PAN: ASNPP1387Q), Authorised Representative of the Company be and are hereby authorized to sign and execute various Deed of Transfer cum Assignment Agreements with Mr. Amit Ashok Teckchandani for transfer of these 18 shops & offices and Ms. Nisha Patel, Authorised Representative is to complete Registration process with various authorities for transfer of these 18 shops/offices and to do all such deed and things as may be required to give effect to the said transfer.

Resolved further that the Power of Attorney be issued in favour of Ms. Nisha Patel for the purpose of Registration of the sale of these 18 shops and to do all such acts, deeds and things as may be required to complete the registration of sale with the concern authority and that the said Power of Attorney be issued under the name of Mr. Marazban Hansotia, Director of the Company.



ADVANCED MAGNETICS PVT LTD



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Table with multiple columns and rows of handwritten data, possibly a ledger or record book.

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SPECIFIC POWER OF ATTORNEY

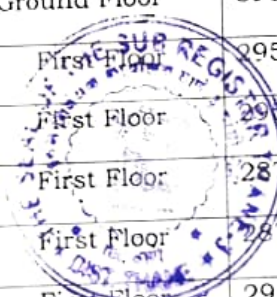
TO ALL TO WHOM THESE PRESENTS SHALL COME,

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



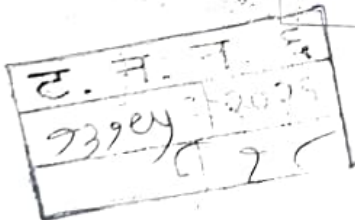
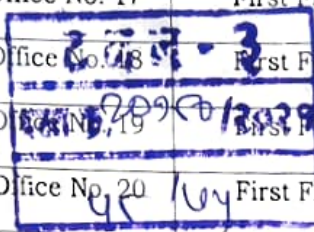
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दिनांक २०/०९/२०२१
५५/७५

ट. न. न. ६
१३१ ए ५ २०२
७ १८



16.	Office No. 13	First Floor	370.06 sq.ft.
17.	Office No. 14	First Floor	532.38 sq.ft.

Sr. No.	Shop /Office No.	Floor	Area as per Agreement adm.
1.	Shop No. 22	Ground Floor	611.08 sq.ft.
2.	Shop No. 23	Ground Floor	618.13 sq.ft.
3.	Office No. 15	First Floor	295.86 sq.ft.
4.	Office No. 16	First Floor	375.54 sq.ft.
	Office No. 17	First Floor	279.42 sq.ft.
	Office No. 18	First Floor	370.06 sq.ft.
	Office No. 19	First Floor	370.06 sq.ft.
8.	Office No. 20	First Floor	493.40 sq.ft.
	Office No. 21	First Floor	490.38 sq.ft.
10.	Office No. 22	First Floor	390.81 sq.ft.
11.	Office No. 23	First Floor	279.42 sq.ft.
12.	Office No. 24	First Floor	341.54 sq.ft.
13.	Office No. 25	First Floor	516.18 sq.ft.
14.	Office No. 26	First Floor	516.18 sq.ft.
15.	Office No. 28	First Floor	370.06 sq.ft.
16.	Office No. 29	First Floor	370.06 sq.ft.
17.	Office No. 30	First Floor	295.86 sq.ft.
18.	Office No. 31	First Floor	493.40 sq.ft.



(Hereinafter referred the said Properties).

Handwritten signature



AND WHEREAS due to exigencies of my company known as M/s. Leena Powertech Engineers Pvt Ltd work as Chairman and Managing Director I am not in a position to be personally present before the concerned Joint Sub Registrar of Assurances Thane at Navi Mumbai, Tal. & Dist. Thane for registration of documents executed by me and/or further documents if any executed Agreement, in respect of Purchase, Assignment, Transfer of said Shops/ Offices/Commercial Units and for registration therefore, I am desirous of appointing of One of Staff Member of **MR PRAVIN VAMAN ZAWARE Aged 38 Years**, having Pan Card No. **AAKPZ6088M**, Indian Inhabitant, having address at **Tajpur, Post-Sudkoli, Tal. Alibag, Dist. Raigad**, as my constituted lawful attorney and confer upon him the power to do and to be done the following things, matters, deeds in respect of the aforesaid Shops, Offices in my name and on my behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT,

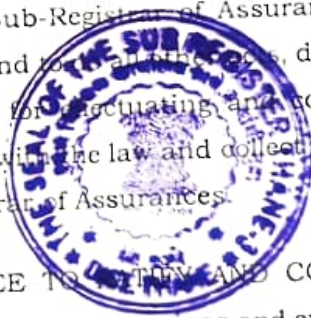
1) To present the documents for registration and to admit the execution of same executed by me and all other deeds & documents on my behalf before the concerned Sub-Registrar of Assurance Thane at Navi Mumbai, Tal. & Dist. Thane and to execute, deeds, matters and things as may be necessary for executing and completing the registration thereof in accordance with the law and collect the original of same from the office of Sub Registrar of Assurances.

2) AND I DO HEREBY AGREE TO RATIFY AND CONFIRM for myself, my heirs, executors, administrators, assigns and successors in title all that the said Attorney shall lawfully do or cause to be done in relation to Registration of aforesaid documents.

The Specimen Signature of my Attorney **MR PRAVIN VAMAN ZAWARE** is appended here below.



Pravin



पत्र-३
 दस्तक २०१०/२०२१
 ५९/१७५

उ. न. ६
 १३७५ २०२१
 ९७८



IN WITNESS WHEREOF I have set and subscribed my hands to
this writing this 26th day of NOV 2021 at Mumbai.

SIGNED AND SEALED

By the within named "Executor"

MR. AMIT ASHOK TECKCHANDANI

Income Tax Permanent A/C. No. ADMPT2124K

In the presence of

Nilesh M. Jadhav *Nilesh*

Ganesh Salwalaram chavan.



Amit Ashok Teckchandani
Executants



ACCEPTED BY ME
26/11/21
MR. PRAVIN VAMAN ZAWARE
20/11/21

Income Tax Permanent A/c. No. AAKPZ6088M

In the presence of

Nilesh M. Jadhav *Nilesh*

Ganesh Salwalaram chavan



Ganesh Salwalaram Chavan

21/11/21

26/11/21
23924
26/11/21





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 Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509 Fax : 00-91-22-6791 8166

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6650 0900 Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509 Fax : 00-91-22-6791 8166

Ref. No. CIDCO/ESTATE-1/2021/8000130932

Date : 20.12.2021

To,
The Secretary/Chairman

Final Order for Transfer

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-29 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130932 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20180-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1) ADVANCED MAGNETICS PRIVATE LIMITED	1) AMIT ASHOK TECKCHANDANI	OFFICE29	29.2300

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Date: 2021.12.24
12:19:25 +05'30'

Asst. Estate Officer

CC to:

· 1) AMIT ASHOK TECKCHANDANI

· MSEDCL

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

9

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-1/2022/8000147303

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000147303

In respect of Shop/Office No OFFICE-29, COMMERCIAL COMPLEX/1, Plot No 7
Road No 00, Sector 21/22, Belapur, Navi Mumbai

Sir/Madam

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

In this connection we have to inform you that our Corporation has No Objection to mortgage of Shop/Office No OFFICE-29, 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 Digitally signed by

RAJARAM TAKALE

RAJARAM

RAJARAM

State Officer/Estate Officer

CC to STATE BANK OF INDIA PANVEL Branch



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

RECEIPT

Receipt No. 6800030531 / 2021

Circle: Marketing
Date: 18.10.2021

GSTIN/UID No(CIDCO). 27AACCC3303K1ZX
GSTIN/UID No(Recipient).

Received with thanks from ADVANCED MAGNETICS PRIVATE LIMITED (your Account No. with us 30413881) an amount of Rs.2,637.89 (TWO THOUSAND SIX HUNDRED THIRTY-SEVEN Rupees EIGHTY-NINE Paise) vide online(transaction id: 9004460012815 & transaction Dt. 18.10.2021) towards following:

Document No.	Due Date	Particulars	Amount Due	Amount Paid
1800108318	13.11.2021	Watch&Ward Charges	2,235.49	2,235.49
1800108318	13.11.2021	CGST	201.20	201.20
1800108318	13.11.2021	SGST	201.20	201.20
RE Contract No.	RE Invoice No.	Property ID	Property Description	
	0000081943			
1000531	0000081943	01123158	NMBL02100000007000101 OF29	

Subject to realization of Online transaction

For CIDCO Ltd.

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.

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

REF.NO./CRR/AAT-29/TCC/866/2022

DATE : 08/04/2022

To,
Branch Manager,
State Bank of India,
Panvel Branch
Navi Mumbai.

**TITLE INVESTIGATION REPORT IN RESPECT OF THE PROPERTY
PURCHASED BY MR. AMIT ASHOK TECKCHANDANI (BORROWER)**

I. DESCRIPTION OF THE PROPERTY:

"Office No. 29, On-1st Floor, Admeasuring Area 370.06 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

		PAGE#2			
3	Complete or full description of the immovable property/ (ies) offered as security including the following details			"Office No. 29, On 1 st Floor, Admeasuring Area 370.06 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"	
	(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				
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.			Mentioned herein under	
Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.					
	Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	
				In case of copies whether original was scrutinized by the Advocate	
	1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
	2	31/07/2020	Power of Attorney dated 31/07/2020 executed by ADVANCED MAGNETICS PVT. LTD., through its Director MR. SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL, in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5059/2020.	Photocopy	No



		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.27,200/- in favour of M/S. ADVANCED MAGNETICS PVT. LTD. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED through Assistant Marketing Officer, SHRI. UMESH CHAPHEKARE (Corporation) and M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners), in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19461/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19461-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



PAGE#4

			Photocopy	No
7	24/11/2021	Possession receipt dated 24/11/2021 issued by CIDCO to M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding taking over the possession of said office.		
8	01/12/2021	MTR Challan dated 01/12/2021 issued by STATE BANK OF INDIA for Rs.1,26,300/- in favour of MR. AMIT ASHOK TECKCHANDANI , regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
9	06/12/2021	Deed of Transfer cum Assignment dated 06/12/2021 executed between ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA and admitted for registration at the office of sub registrar through C.A. MS. NISHA TEJABHAI PATEL (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. 20180/2021	Photocopy	No
10	06/12/2021	Receipt dated 06/12/2021, bearing Registration No. TNN3-20180-2021 issued by Office of the Sub-Registrar Thane-3 in favour of MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE , regarding Registration of the said deed in respect of the above said property.	Photocopy	No



PAGE#5				
11	6/12/2021	Possession letter dated 06/12/2021 issued by ADVANCED MAGNETICS PVT. LTD. to MR. AMIT ASHOK TECKCHANDANI regarding handing over the possession of said office.	Photocopy	No
12	22/03/2014	Letter dated 22/03/2014 issued by CIDCO to Owners Association of CIDCO Commercial Complex certifying that the construction work of the said commercial complex has been completed in September 1998 and the same is fit for occupation.	Photocopy	No
13	25/11/2021	Special Power of Attorney dated 25/11/2021 executed by ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA in favour of MS. NISHA TEJABHAI PATEL , regarding execution and registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.13622/2021	Photocopy	No
14	26/11/2021	Specific Power of Attorney dated 26/11/2021 executed by MR. AMIT ASHOK TECKCHANDANI in favour of MR. PRAVIN VAMAN ZAWARE , regarding registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.13195/2021.	Photocopy	No
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			No Instructions Hence not obtained



PAGE#6

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.
7	a) Property offered as security falls within the jurisdiction of which Sub-Registrar office?	Office of Sub Registrar, Thane-1 to 12.
	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?	Yes.
	c) Whether search has been made at all the office of 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
8	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. And wherever Minor's interest or other clog on title is involved, search should be made for such clog on the Title. 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
9	Nature of Title of the interred Mortgagor over the property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam holder or Govt. Grantee/Allotted etc.)	Ownership rights of office premises
10	If leasehold whether	No
	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is Permitted to mortgage the Leasehold right,	Not Applicable
	c) duration to the Lease/unexpired period of lease	Not Applicable
	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	Not Applicable
	e) Whether to get leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof	Not Applicable
11	If Govt. grant / allotment / Lease-cum/Sale Agreement, whether :	No
	a) Grant / agreement, etc. provides for alienable rights to the mortgagor with or without conditions.	Not Applicable

CLAUSE NO. 7 NOT APPLICABLE

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

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

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

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

a. Original allotment letter issued by CIDCO Ltd. in favour of M/S. **ADVANCED MAGNETICS PVT. LTD** in respect of above said property

b. Original possession letter issued by CIDCO Ltd. in favour of M/S. **ADVANCED MAGNETICS PVT. LTD** in respect of above said property

c. Original Corrigendum issued by CIDCO Ltd. in favour of M/S. **ADVANCED MAGNETICS PVT. LTD**, in respect of above said property

d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.27,200/- in favour of M/S. **ADVANCED MAGNETICS PVT. LTD**. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and M/S. **ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19461/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19461-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. **ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL**, regarding Registration of Agreement in respect of the above said property.

g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.1,26,300/- 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 **ADVANCED MAGNETICS PVT. LTD.** through its Director **MARAZBAN HANSOTIA** and admitted for registration at the office of sub registrar through C.A. **MS. NISHA TEJABHAI PATEL (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. 20180/2021

i. Receipt dated 06/12/2021, bearing Registration No. TNN3-20180-2021 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. **ADVANCED MAGNETICS PVT. 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.



SCHEDULE OF THE PROPERTY

"Office No. 29, On 1st Floor, Admeasuring Area 370.06 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.



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: 20003116/90010389 / 127
Customer No: 13407

Date:27.04.2006

To,
M/s. ADVANCED MAGNETICS LTD.
PATEL ESTATE S.V. ROAD,
JOGESHWARI (WEST).
MUMBAI-400102Sub: Allotment of Commercial premises (OFFICE) in our
"MM1-COM-Premises" Scheme in Sector 2122, Belapur, Navi Mumbai.

Dear Sir/Madam,

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

A. DETAILS OF COMMERCIAL PREMISES (OFFICE) ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-1-29	CC	01	29	490.560	

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	512,635.00	51,300.00	461,335.00

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: 20003116/90010389

D. PAYMENT SCHEDULE

Installment No	Amount in Rs.	Due Date
01.	230,668.00	05.06.2006
02.	230,667.00	03.07.2006

* Payments to be made on next working day if due date for installment is a holiday.

E. MISCELLANEOUS CHARGES (Rs)

1.Share money	:	260.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	0.00
4.Power Supply Network Development Charges:	:	0.00
5.Lock Recovery Charges	:	200.00
6.Charges M & R/Services (Fixed)	:	0.00
7.Charges M & R/Services(Area Based)	:	0.00
8.Water Distribution Betterment Charges	:	2,281.00
9.Power Connection Charges	:	0.00
10.Other Charges	:	0.00
11.Deposit M & R/Services(Fixed)	:	0.00
12.Deposit M & R/Services(Area Based)	:	0.00
13.Annual Lease Rent(Fixed)	:	0.00
14.Service Charges (Fixed)	:	0.00
Total Miscellaneous Charges		: 3,241.00

Note:

- 1.The amount of miscellaneous charges should be paid by separate Demand Draft/Pay order along with the last installment.
- 2.Variation in area & price if any shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per attached annexure.
- 4.Please always quote the reference number for all your future transactions.

We thank you and look forward for a long lasting relationship with you.

Yours faithfully,



Marketing Manager-I