

75/20160
Monday, December 06, 2021
10:38 AM

पावती

Office NO-11
1st floor

6

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 22165 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20160-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

रु. 25200.00

नोंदणी फी

रु. 1500.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 75

एकूण:

रु. 26700.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

वाजार मूल्य: रु.2515067.1/-

मोबदला रु.1154430/-

भरलेले मुद्रांक शुल्क: रु. 151000/-

1) देशकाचा प्रकार: DHC रकम: रु.1500/-

सीडी/धनादेश/पि ऑर्डर क्रमांक: 0112202105672 दिनांक: 06/12/2021

बंकेचे नाव व पत्ता:

2) देशकाचा प्रकार: eChallan रकम: रु.25200/-

सीडी/धनादेश/पि ऑर्डर क्रमांक: MH009536972202122E दिनांक: 06/12/2021

बंकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3
दस्त क्रमांक : 20160/2021
नोंदणी :
Regn 63m

गावाचे नाव : वेलापूर

(1) विविधाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1154430
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2515067.1
(4) भू-मापन, पोटहिसा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 11 पहिला मजला विलिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई (Plot Number : 7 : SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेहसा पटेल एनजी लिमिटेड चे शरद कुमार तर्फे कुलमुखत्यार म्हणून मीम निशा तेजामाई 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 अमल्याम, 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 फौजपरेटिव्ह होसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20160/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25200
(14) शेरा	

मुल्याकनामाठी 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.

22 06/12/2021
06/12/2021

Valuation ID दस्तावेज		501150015		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 December 2021 11:25:19 AM			
मूल्यांकनाचे वर्ष किंवा मूल्य तिमाही आथवा मूल्य तिमाही		2021 एप्रिल एप्रिल तिमाही		Navi Mumbai वेल्डिंग नॉन सेक्टर क्र. 25 Navi Mumbai Municipal Corporation		सर्व्हे नंबर /न प्र क्रमांक			
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु. व्यक्ती जागीर किंवा		विभागीय सदनिका 8800		कॉमोन्स 74900		दफ्तरी 96100			
बांधीव क्षेत्राची माहिती		उद्देशीय		उद्देशीय क्र.		गोडामाफाचे एकक बी मीटर			
बांधकाम क्षेत्र/फ्लॉर/प्लॉट		1/9/5वी मीटर		मिळकतीचा वापर		कार्यालय/व्यावसायिक			
बांधकामाची तशीकरण		1/30R शी शी		मिळकतीचे वय		21 to 30 वर्ष			
प्लॉट/फ्लॉर/सुविधा		30हे		मंजला		1st to 3rd Floor			
श्रीलंका बांधकाम द्वार/तीमणील बांधीलचे व्यावसायिक किंवा Navi Mumbai वेल्डिंग		First Sale Date - 02/01/2018		Save Resale of Built up Property constructed after circular dt.02/01/2018					
घरानुसार मिळकतीचा परतेंची मीटर मूल्यदर		= (वार्षिक मूल्यदर * घरा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ		= (74900 * (70 / 100)) * 100 / 100		= Rs.52430/-			
वरील मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		= 52430 * 47.97		= Rs.2515067.17			
मा. जागीर क्र.		1							
एकत्रित अंतिम मूल्य		मूल्य मिळकतीचे मूल्य + बांधकामाचे मूल्य + गॅरिज/गॅरज मजला क्षेत्र मूल्य + लवंगच्या बांधीव मूल्य/मुळी बांधकाम - वरील म. जा. मूल्य + बांधकाम वाढन मिळते मूल्य + सुन्या जमिनीवरील वाढन मिळते मूल्य + दुसऱ्या मीटराच्या सुन्या जागेचे मूल्य किंवा बांधकाम - रकम/किंवा वाढन मिळते		A + B + C + D + E + F + G + H + I + J		2515067.17 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		Rs.2515067.17 = पंचवीस लाख पंधरा हजार सद्सष्ट /-	



टलज - ३
द.ज. २०१९०/२०२१
१/०५



महाराष्ट्र MAHARASHTRA

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जिल्हा कोषागार कार्यालय, ठाणे
 15 NOV 2021
 पुढांक प्रमुख लिगीक / डि-

पुढांक विक्री नोंदवही अनुक्रमांक 129416 दिनांक 15/11/2021
 दरताचा प्रकार/अनुच्छेद क्रमांक 129416
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
 दर्याम नियंत्रक कार्यालयाचे नाव नोंदवही रक्कम Rs. 100
 मिळकाठीचे वर्णन
 पुढांक विकत घेण्याचे नाव Amit A Teckchandani
 दुसऱ्या पक्षाचा नाव
 एवढे असल्यास त्याचे नाव व पत्ता
 पुढांक शुल्क रक्कम Rs. 100

पुढांक विकत घेण्याची सही
 श्री. रविन्द्र विष्णू शिंदे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
 पुढांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, सॉफ्ट नं. 23, प्रभात सेंटर एनेक्स
 फ्लॉट नं. 7, रोक्टर-1ए, सी.बी.डी, वेन्गापूर, नवी मुंबई, मो. 09324704124
 ज्याच्या नावावर पुढांक राहिलेला असेल त्याच्या कारणासाठी

DEED OF TRANSFER/GIFT ASSIGNMENT



ट न न - ३
 दस्त क्र 0900/2029
 15/11/2021

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD

Nisha
 Authorised Signatory

Page 1
 [Signature]

DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 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.**

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, Navi Mumbai-400706**, hereinafter called "**THE TRANSFEREES/ PURCHASERS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and deemed to include executor, administrators, agents and assigns) of the **OTHER PART.**

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

AND WHEREAS The State Government has acquired land within the delineated area of Navi Mumbai, Dist. Thane & Raigad and vested the same in the Corporation by an order duly made on the behalf as per the provision of Section 113 (A) of the said Act.

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

Thane. For **PATEL ENERGY LTD**

For **PATEL ENERGY LTD.**

Director

Nisha
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors hereinafter referred to as said Office, made an application for the allotment of Office on the ownership basis and CIDCO of Maharashtra Ltd. considering to the application had allotted one of the Office No. 11, on First Floor of Building No. CC, Commercial Complex, measuring 516.18 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 sold out, conveyed said Office against the payment of Rs. 5,39,408/- [Rupees Five Lakh Thirty Nine thousand Four Hundred Eight Only] on the terms & conditions as determined therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under Registration Sr. No. JNN-3/19484/2021 Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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

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

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

For PATEL ENERGY LTD.

For PATEL ENERGY LTD

Director Nisha
Authorised Signatory

Industrial Development
Commercial Complex, Navi
Mumbai, conveyed
as per
Deed of Transfer
dated one of the
basis and
herein

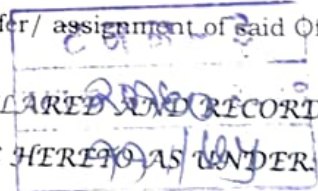
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors 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. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty 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. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty 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**
PATEL ENERGY LTD.
Director
Nisha
Authorised Signatory

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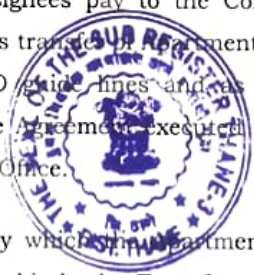
inheritance, lease, licenses, easement or otherwise howsoever and they are having all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.

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

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

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

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



दस्तावेज - ३
दस्तावेज क्र. २०७०/२०२१
१९/०५

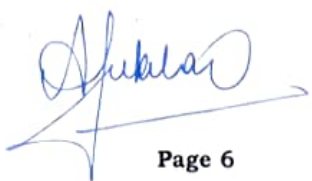
ii) In the instrument by which the Apartment owner shall transfer the said premises, the Office Owner binds the Transferees/Assignees not to sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except upon the observance & performance of the conditions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

For **PATEL ENERGY LTD.**

Nisha
Authorised Signatory
Director



THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 11, on First Floor of Building No. CC admeasuring 516.18 sq.ft. Built up, at Sector-21/22, 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

Somshankar K.P. S.K. Pidemuderi

Nilesh Pawar Pawar



For **PATEL ENERGY LTD**

[Signature] Director
For **PATEL ENERGY LTD**

Nisha
Authorized Signatory



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

MR. AMIT ASHOK TECKCHANDANI.
INCOME TAX PERMANENT A/C. NO. **ADMPT2124K**

AADHAR CARD NO. 6025 4212 8630

in the presence of

Somshankar K.P. S.K. Pidemuderi

Nilesh Pawar



[Signature]



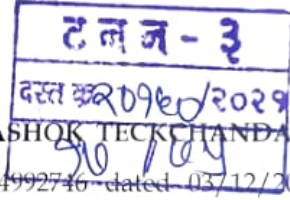
ट न न - ३
वस्तु क्र ११६० / २०२१
१५ / ०५

RECEIPT

Date : 03/12/2021.

Received a sum of **Rs. Rs.11,54,430/-** (Rupees Eleven lakh fifty four thousand four hundred thirty only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 11, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Patel Energy Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

1. Received part payment from **MR. AMIT ASHOK TECKCHANDANI, Chairman and Managing Director, Leena Powertech Engineers Pvt. Ltd.** vide RTGS / UTR No. SBINR12021062129292001/SBINR12021062129292863 dtd. 21/06/2021 Drawn on **STATE BANK OF INDIA, Mumbai Branch**.
2. Received balance final payment from **MR. AMIT ASHOK TECKCHANDANI** through RTGS vide UTR No. SBINR12021062120354992746 dated 03/12/2021 Drawn on **STATE BANK OF INDIA**.



WE SAY RECEIVED

Rs.11,54,430/-

For PATEL ENERGY LTD

Nisha
Authorized Signatory
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

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

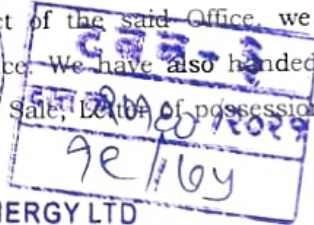
Date: 06/12/2021

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

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 11, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office. We say that alongwith physical possession of the said Office we have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.



M/S. PATEL ENERGY LTD.

FOR PATEL ENERGY LTD

Through Authorized

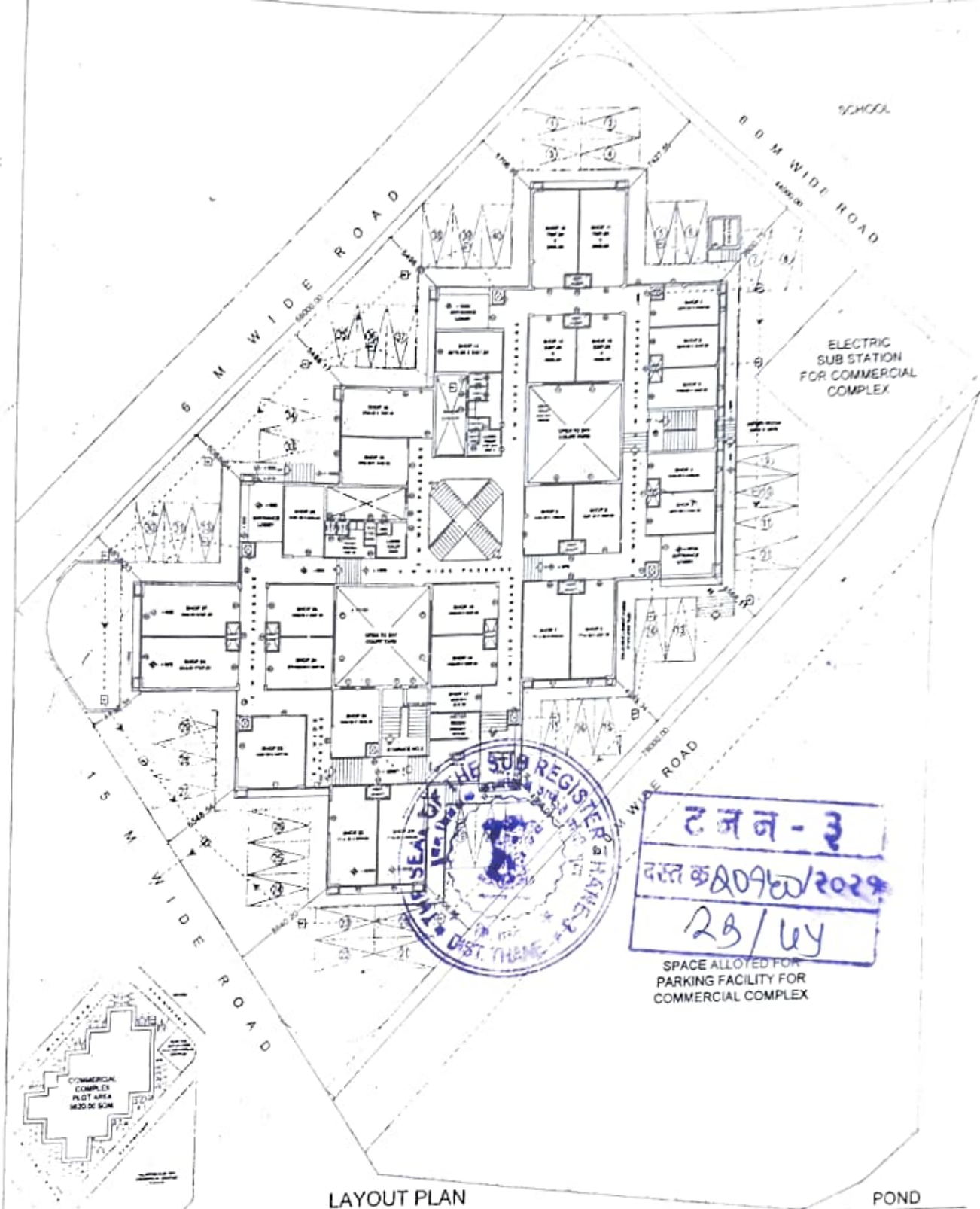
Nisha

MS. NISHA TEJABHAI PATEL

Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 11, 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



LAYOUT PLAN

POND

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 Facto 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 PLOT MARKED BY <input type="checkbox"/> PROPOSED WORK SHOWN BY <input type="checkbox"/> EXISTING WORK SHOWN BY <input type="checkbox"/> MARKED LINE SHOWN BY <input type="checkbox"/> NOT TO SCALE 1:1000</p>	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 6&7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>SR. ARCHITECT (R)</p> <p>PR. ARCHITECT (R)</p> <p>ASST. ARCHITECT (R)</p> <p>ASST. ARCHITECT (R)</p> <p>SR. ARCHITECT (R)</p> <p>ADDL. CHIEF ARCHITECT</p> <p>C.P.</p> <p>SCALE</p> <p>DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(W)/CC/2012/05</p>

For PATEL ENERGY LTD

Nisha

Authorised Signatory

[Signature]

मुची क्र.2

दृष्यम निवडक सह दु.नि. टाणे 3

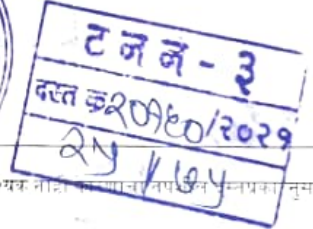
दम्न क्रमांक , 19484/2021

नोंदणी

Regn.63m

गावाचे नाव वेलापूर

पिनकोडा प्रसार	भंगीमेंट टू मेन्
2) माप रत्ना	539408
(3) बाजारभावाप्रमाणे (भाडेपट्टेच्या) वाचनिलेपट्टेच्या आकाराची देवो की पट्टेदार व नमुद करावे)	1
(4) भू-मापन पोट्रिम्मा व परक्रमांक (अमल्याम)	1) पाविकेचे नाव: नवी मुंबई मनपा टनर वर्णाने , टनर माहिती: ऑफिस न 11 पहिला मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 मी थी डी वेलापूर नवी मुंबई ((Plot Number : 7 : SECTOR NUMBER : 22 :))
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकाराची किंवा जुडी देण्यात असेल तेव्हा,	
(7) दम्नगंज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:- मिडको लिमिटेड तर्फे अमीन्टड मार्केटींग ऑफिसर थी इन्चार्ज चांफेकर बबू:- पत्ता:- प्लॉट नं:-, माळा नं:-, डमार्तीचे नाव:-, ब्रॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 मी थी डी वेलापूर नवी मुंबई, महाराष्ट्र. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दम्नगंज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:- मेमर्स पटेल गनर्जी लिमिटेड तर्फे आंधाराइज्ज मीम निशा तेजाभाई पटेल बबू:- पत्ता:- प्लॉट नं:-, माळा नं:-, डमार्तीचे नाव:-, ब्रॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कषाऊट पटेल इन्स्टे रोड कोम्प्लेक्स मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दम्नगंज करून दिल्याचा दिनांक	24/11/2021
(10) दम्न नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19484/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	32400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5400
(14) श्रेय	



मुल्याकनामाची चिचारात घेतलेला तपशील:-

मुल्याकनाची आवश्यकता नाही कारण दम्नकारनुसार आवश्यक नाही कारण तपशील तपस्यका नुसार आवश्यक नाही

मुद्रांक शुल्क वाकारनासा निवडलेला अनुच्छेद

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

2016075

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 : 20160/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1154430
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2515067.1
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: ऑफिस नं 11 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	516.18 चौ.फूट
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे 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 किवा दिवाणी न्यायालयाचा हुकुमनामा किवा 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:- फ्लॅट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड -400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक.खंड व पृष्ठ	20160/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	151000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25200
(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-1/2021/8000130906

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-11 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130906 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20160-2021 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	OFFICE11	40.7700

Thank You

Yours Sincerely,

TAKALE Digitally signed by
RAJARAM TAKALE RAJARAM
BABURAO
BABURAO Date: 2021.12.24
12:05:40 +05'30'

Asst. Estate Officer

CC to:

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

(9)



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

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

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

Mortgage NOC

Ref. No CIDCO/ESTATE-1/2022/8000147033

Date : 30.03.2022

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000147033

In respect of Shop/Office No.OFFICE-11, COMMERCIAL COMPLEX/1, Plot No.7,
Road No.00, Sector 21/22, Belapur, Navi Mumbai

Sir/Madam

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

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-11 constructed on Building Name/No. COMMERCIAL COMPLEX/1, Plot No 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai for 1) AMIT ASHOK TECKCHANDANI as security for loan to be borrowed from STATE BANK OF INDIA, PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

TAKALE

RAJARAM

BABURAO

Asst Estate Officer/Estate Officer

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2022.03.30
10:41:31 +05'30'

CC to STATE BANK OF INDIA PANVEL Branch

75/19484

Thursday, November 25, 2021
1:18 PM

पावती
4

11/15/21

Original/Duplicate
नोंदणी क्र. 39M
Regn 39M

गावाचे नाव: वेनापूर

दस्तावेजाचा अनुक्रमांक: टनन3-19484-2021

दस्तावेजाचा प्रकार: अंतीम टॅक्स

मादर करणाऱ्याचे नाव: मंगम पटेल एनर्जी लिमिटेड वफे अर्थोराइट्स मीम निशा वेजाभाई पटेल

पावती क्र 21436

दिनांक: 25/11/2021

नोंदणी फी

₹. 5400.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 6400.00

आपणाम मूळ दस्त, थ्रवनेल प्रिंट, सूची-२ अंदाजे
1:37 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 539408/-

भरलेले मुद्रांक शुल्क: ₹. 32400/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202113018 दिनांक: 25/11/2021

वेळचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 5400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008721688202122E दिनांक: 25/11/2021

वेळचे नाव व पत्ता:

पक्षकाराची सही

Nisha

मुळ दस्तऐवज परत मिळाला

द. नि. ठाणे-३

3/11/2021

मुची क्र.2

गावाचे नाव **बेलापूर**

(1) विलेखाचा प्रकार	असीमटेड टू सेक्टर
(2) मॉबइल नं.	539408
(3) वातावरण (भारतपट्टीच्या वायुमंडलपट्टीच्या आकारणी देवां वी पट्टीदार ने नमूद करावे)	1
(4) भू-मापन पॉटहियमा व परकमाक (असल्यास)	1) पाविकेचे नाव, नवी मुंबई मरणा इतर वर्णन ; इतर माहिती: अफिस न 11 पट्टीला मजला विलिंग कमर्शियल आणि आगिंज कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 मी वी डी बेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करत देणा-या/निवृत्त देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिडको लिमिटेड वॉफे असीमटेड माकॅटिंग अफिसर थी दस्तऐवज वांफेकर वय:- पत्ता:-प्लॉट नं :-, माळा नं :-, इमागतीचे नाव :-, खर्क नं :-, रोड नं: रायगड भवन सेक्टर-11 मी वी डी बेलापूर नवी मुंबई, महाराष्ट्र, टाणे, पिन कोड:-400614 फोन नं:-AACCC3303K
(8) दस्तऐवज करत देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेमर्म पटेल एनजी निमिटेड वॉफे अर्थोगाउव्ह मीम निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं :-, माळा नं :-, इमागतीचे नाव :-, खर्क नं :-, रोड नं: पटेल इतिमीगिंग कागारुड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400102 फोन नं:-AABCP8900A
(9) दस्तऐवज करत दिल्याचा दिनांक	24/11/2021
(10) दस्तऐवज देण्याचा दिनांक	25/11/2021
(11) अनुक्रम क्रमांक व पत्र	19484/2021
(12) वातावरण न्यायप्रमाण मद्राक शुल्क	32400
(13) वातावरण न्यायप्रमाण नोंदणी शुल्क	5400
(14) शेत	

मुल्याकलापी विकाराने वेकलेला तपश्रील:-

मुल्याकलापी आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारणाना तपशील दस्तऐवजनुसार आवश्यक नाही

मद्राक शुल्क वेकलेला विकाराने वेकलेला तपश्रील:-

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



महाराष्ट्र MAHARASHTRA

2021

23 NOV 2021

ZD 873408



श्री. रविंद्र-1 / कलक इतिहासशास्त्री

मुद्रांक विक्री नोंदवही अनुक्रमांक 123617 दिनांक _____
मु. अंक विक्रय घेण्याबाबते नाव For PATEL ENERGY LTD.
पत्ता व राशी _____

श्री. रविंद्र विष्णू शिंगाडे, Authorised signatory
परवाना क्र. 13/2000, नावेन प.क्र. : 1201043.

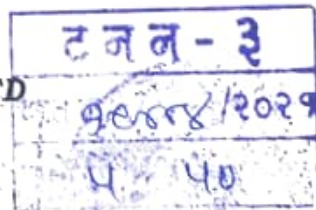
मुद्रांक विक्रीचे ठिकाण : भुमिता सर्विसिभ, शांभ नं. 23, प्रभात सेंटर एनक्व,
प्लॉट नं. 7, सेक्टर-1ए, सी.ओ.डी. कलापूर, नदी मुंबई. भो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

AGREEMENT TO SALE

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED

AND
M/S. PATEL ENERGY LTD



For PATEL ENERGY LTD

Signature of Assistant Marketing Officer

Assistant Marketing Officer

Signature of Authorised Signatory

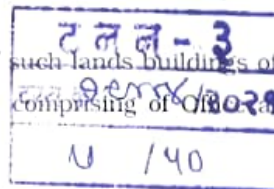
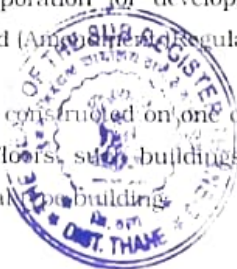
Authorised Signatory

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

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400021 hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of **THE ONE PART AND M/S. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as "**THE OFFICE-OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be mean and deemed to include its directors, executors, administrators & assigns of **THE OTHER PART**:

W-H-E-R-E-A-S :

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government' in, pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amended) Regular 2008 norms shall prevails.
3. The Corporation has constructed on one of such lands buildings of Ground and Three [03] Upper Floors, such buildings, comprising of 01028 and being designated as commercial building.



For PATEL ENERGY LTD

Nisha
Authorized Signatory

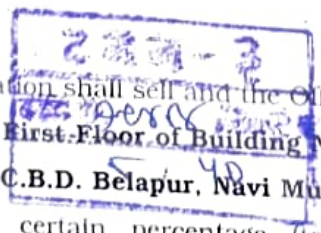
Page 1

30/11/21 - 4/11/21
Assistant Marketing Officer

buildings fall to
as "The said Office
a price of Rs. 5.39
Hundred Eight O
Installments

4. The Office Owners have before applying to the Corporation for sale to the Corporation of an Office in the said buildings demanded from The Corporation and the Corporation have given inspection to the Office Owners of the original building plans and its specifications which the Office Owners doth hereby confirm and which has been duly approved by the Corporation.
5. The allottees has submitted indemnity bonds to CIDCO towards Occupancy Certificate & change in area of allotments for shops and offices.
6. The Title, Deeds as disclosed by the Corporation in respect of the said land has been inspected by the Office Owners.
7. The Corporation will sell the Office in the said building to Office Owners on "Ownership Basis" under The Provisions of The Maharashtra Apartment Ownership Act, 1970, (hereinafter called "The said Act") as hereinafter mentioned, upon the Office Owners paying in full all their respective dues payable to the Corporation under their respective Agreements for Sale with the Corporation and complying with all the terms and conditions thereof.
8. The Office Owners has agreed to purchase and the Corporation has agreed to sell **Office No. 11, on First Floor of Building No. CC admeasuring 516.18 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms and conditions hereinafter mentioned, and also upon and subject to the terms and conditions of the Lease of the said land to be executed by the Corporation in favour of the Office Owners/the Association of Office Owners constituted under the provisions of the said Act (hereinafter referred to as 'The said Association') as per the Form of Lease Annexed hereto and marked Annexure "B".

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS



The Corporation shall sell and the Office Owners shall purchase the said **Office No. 11, on First Floor of Building No. CC admeasuring 516.18 sq.ft., at Sector 2, 1/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** TOGETHER with certain percentage (to be thereafter specified in the Declaration to be made by the Corporation under the said Act) of the undivided interest appurtenant to such Office as tenant-in-common with the Owners of other Office, in and to the common areas and facilities of the said land and

3.7.19
गणेश

Assistant Marketing Officer

For PATEL ENERGY LTD

Nisha
Authorised Signatory

on for sale to them
Corporation and The
original building
confirm and

Office

10

buildings (all the said Office and percentage hereinafter collectively referred to as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 5,39,408/- [Rupees: Five Lakh Thirty Nine Thousand Four Hundred Eight Only]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 5,39,408/- [Rupees: Five Lakh Thirty Nine Thousand Four Hundred Eight Only]** as under :

a) The payment of **Rs. 54,000/- [Rupees Fifty Four Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000240 as Earnest Money before execution of this Agreement and the Balance of **Rs. 4,85,408/- [Rupees: Four Lakh Eighty Five Thousand Four Hundred Eight Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

i) Rs.2,42,804/- Paid by Cheque No. 378334, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000840/2006 dtd. 1st June 2006

ii) Rs. 2,42,604/- Paid by Cheque No. 378673, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001506/2006 dtd. 30th June 2006

[The Receipt whereof the Corporation doth hereby acknowledge].

3. If the Office Owners commits default in payment of any of the installments aforesaid on their respective due dates (time being of the essence of the contract), the Corporation shall be at liberty to terminate this Agreement in which event, the said Earnest Money paid by the Office Owner to the Corporation shall stand forfeited. The Corporation shall, however, on such termination, refund to the Office Owners the installment or installments of part payments, if any, which may have till then been paid by the Office Owners to the Corporation, but without any further amount by way of interest or otherwise howsoever and if the Corporation terminating this Agreement under this clause, it shall be at liberty to sell the said Office to other person as the Corporation may deem fit at such price as the Corporation may determine and the Office Owners shall not be entitled to question or dispute such sale or to claim any amount whatsoever from the Corporation.



Stamp: 26/06/2006
e/40

For PATEL ENERGY LTD

Nisha

Authorized Signatory Page 3

[Signature]

Assistant Marketing Officer



3
 28/08/2029
 SCHEDULE
 98/40

WHEREOF the parties hereto have hereinto set and subscribed
 hands this day and year first hereinabove written

piece or parcel of land known as **Office No. 11, on First Floor of Building No. CC admeasuring 516.18 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** or thereabout and bounded as follows that is to say:

- On or towards the North by Open Space
- On or towards the South by Open Passage
- On or towards the East by Office No 07
- On or towards the West by Open Space

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

By the hand of **SHRI. UNMESH CHAPEKARE**
 Assistant Marketing Officer
 In the presence of:

1. Jayanti Talpade
2. Shubham Ambee

[Signature]
 Assistant Marketing Officer

Jayanti
Shubham Ambee

SIGNED AND DELIVERED by the Within named office/shop owners **M/S. PATEL ENERGY LTD.**
 INCOME TAX PERMANENT A/C NO. AABCP8900A
 through authorized

MS. NISHA TEJABHAI PATEL
 INCOME TAX PERMANENT A/C NO. ASNPP13879
 AADHAR CARD NO. 8303 1055 7740



- In the presence of:
1. Jayanti Talpade
 2. Shubham Ambee

Jayanti For PATEL ENERGY LTD
Nisha
 Authorised Signatory
Shubham Ambee

Office NO-11

Receipt (part)

75/19484

Thursday, November 25, 2021

पावती
11/15/21

Original/Duplicate
नोंदणी क्र. 394

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

Date:27.04.2006

Reference No: 20003131/90010483 | 140
Customer No: 13408

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

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

Dear Sir/Madam,

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

A. DETAILS OF COMMERCIAL PREMISES (OFFICE) ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-1-11	CC	01	11	516.370	

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

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	539,607.00	54,000.00	485,607.00

Swithin D. Jadhav

B.Sc.L.L.B.

Advocate High Court

+91 22 2765 7751

+91 22 6223 3460

+91 98207 71051

+91 98195 65404

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

Date :- 01/12/2023

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

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

I. DESCRIPTION OF THE PROPERTY:

Office No. 11, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Dear Sir/ Madam,

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

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



5.	Complete or full description of the immovable property (ies) offered as security including the following details.			Office No. 11, admeasuring 516.18 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., a Company'	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 favour of M/s. Patel Energy Ltd., a Company	Photocopy	NO
7.	20/10/2021	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani	Photocopy	NO
8.	24/11/2021	Agreement for Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21436 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19484/2021)	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. 22165 dated 06/12/2021	Photocopy	NO
	13.	06/12/2021	Index II (Document No. TNN-3/20160/2021)	Photocopy	NO
7.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)				N. A.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?				Yes
	(In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)				
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				Yes
	d) Whether proper registration of documents completed. Details thereof to be provided				Yes, detail is provided in flow of title



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:**
- a. Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - b. Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd.
 - c. Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in favour of M/s. Patel Energy Ltd., a Company.
 - d. 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. 21436 dated 25/11/2021.
 - e. Original Index II (Document No. TNN-3/19484/2021).
 - f. 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. 22165 dated 06/12/2021
 - g. Original Index II (Document No. TNN-3/20160/2021).
 - h. Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
 - i. 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. 11, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum – Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Date: 01/12/2023

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. 11, admeasuring 516.370 sq. ft., built-up area, on 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., a Company'.
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, to sign and execute various allotment agreements, deed of assignments, etc., 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. 516.370 sq. ft.' and the same was corrected as 'adm. 516.18 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. 19484/2021 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 Teekchandani, 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.



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SEARCH REPORT


This is to certify that under instruction from State Bank of India, SME Panvel, 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. 11, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

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

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

* Nil subject to mutilated record and torned pages.

Dated on this 01st December, 2023.

Swithin D. Jadhav
01/12/2023

Swithin D. Jadhav
Advocate High Court