

75/20156

Monday, December 06, 2021

10:30 AM

पावती

Office NO- 8  
1st floor

(7)

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 22161

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20156-2021

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 18100.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 19600.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

वाजार मूल्य: ₹.1803067.7 /-

मोबदला ₹.827634/-

भरलेले मुद्रांक शुल्क : ₹. 108200/-

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107080 दिनांक: 06/12/2021

वर्कचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009535681202122E दिनांक: 06/12/2021

वर्कचे 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

मुळे दस्तऐवज भरत मिळाला  
इ. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20156/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	827634
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1803067.7
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 08 पड्डिला मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई ( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400102 पंत नं:-AABCP8900A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह होमिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पंत नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्तऐवज केल्याचा दिनांक	06/12/2021
(11) अन्क्रमांक, खंड व पृष्ठ	20156/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(14) श्रेय	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN  
MTR Form Number-6



GRN	MH009535681202122E	BARCODE			Date	01/12/2021-17:01:32	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 8, 1st flr, Plot No. 07, Commercial				
				Premises/Building	Complex,				
Account Head Details				Amount In Rs.					
0030046401 Stamp Duty				108200.00	Road/Street	Sector- 22, CBD Belapur			
0030063301 Registration Fee				18100.00	Area/Locality	NAVI MUMBAI			
					Town/City/District				
					PIN	4	0	0	
					Remarks (If Any)				
					PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY				
					LTD-CA=827634-Marketval=0				
					Amount In	One Lakh Twenty Six Thousand Three Hundred Rupees			
Total				1,26,300.00	Words	Only			
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details				Bank CIN	Ref No.	00040572021120127712	IK0BKDEJ10		
Cheque/DD No.				Bank Date	RBI Date	01/12/2021-17:24:02	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

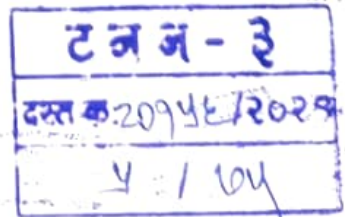
Department: D1

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

Mobile No. : 9029579019

यदीय चालन करदातू दृश्येन निवाक कार्यवासा नोदणी करावयाच्या दस्तासाती नोदणी न करावयाच्या दस्तासाती सदर चलन लागू

2021.



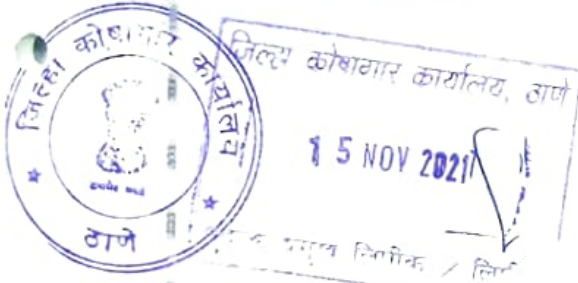


महाराष्ट्र MAHARASHTRA

2021

3 0 NOV 2021

ZD 869064



जाउपत्र-१ 129419  
 मुद्रांक विक्री नोंदवही अनुक्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_  
 परतवाचा प्रकार / अनुच्छेद क्रमांक \_\_\_\_\_  
 परत नोंदणी करणार आहेत का? होय/नाही - नोंदणी करणार असल्यास  
 मुख्य निबंधक कार्यालयाचे नाव \_\_\_\_\_ नोंदवहा रक्कम Rs. \_\_\_\_\_  
 शिळकतीचे वर्णन \_\_\_\_\_  
 मुद्रांक विकत घेण्याच्याचे नाव Amit A Teckchandani  
 घेण्या पत्रकाराचे नाव \_\_\_\_\_  
 परत असल्यास त्याचे नाव व पत्ता Praveen  
 मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची सही  
 श्री. शंभु चिन्मू शिमाडे, परवाना क्र. 13/2000, भविन व.क्र. : 1201043  
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्चिथिस, शॉप नं. 23, प्रजात सेंटर एनेक्सी  
 फ्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलगाव, नवी मुंबई, नों. 09324704124  
 या आधारासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

**DEED OF TRANSFER CUM ASSIGNMENT**

BETWEEN

M/S. PATEL ENERGY LTD.



THE ORIGINAL ALLOTTEES/  
 TRANSFERORS/ASSIGNORS"  
 दस्त क्र 2094E/2021  
 to 1 by

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

THE TRANSFERREES/ ASSIGNEES"

For PATEL ENERGY LTD

Nisha  
 Authorised Signatory

Amit Ashok Teckchandani  
 Page 1

Thane.  
 For PATEL ENERGY LTD

Nisha  
 Director  
 Authorised Signatory

Amit Ashok Teckchandani

# DEED OF TRANSFER CUM ASSIGNMENT



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

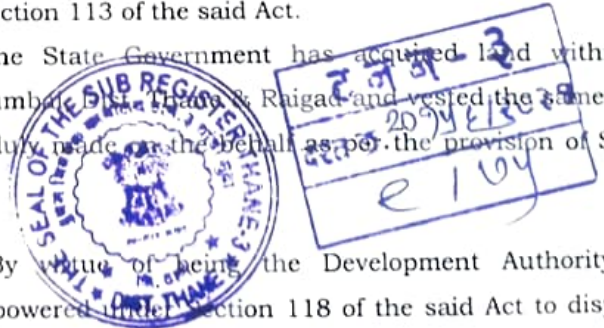
Nisha

## 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, 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act. 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. 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, 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

Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No. 8, 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 24/11/2021** 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. TNN-3/194448/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

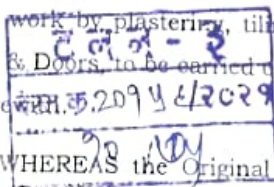
AND WHEREAS the Original Allottees/Purchasers have made the payment of entire consideration amount to The CIDCO of Maharashtra LTD. and The CIDCO of Maharashtra Ltd. had put The Original Purchasers into the possession of the said Office. Whereas the Original Allottees/Purchasers are in exclusive possession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

Authorised Signatory

## RECEIPT

Date : 03/12/2021.

Received a sum of **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. 8, on 1st 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. Patel Energy Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

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

WE SAY RECEIVED

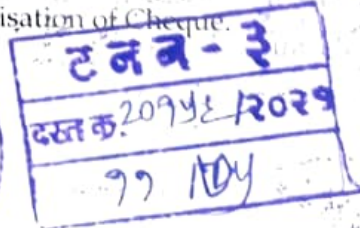
Rs. 8,27,634/-

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.





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]**.

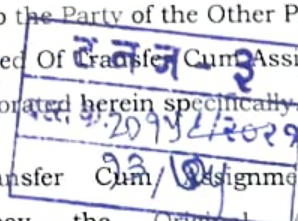
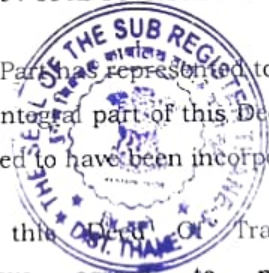
AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge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

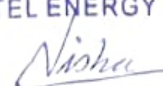
*NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY  
AND BETWEEN THE PARTIES HERETO AS UNDER:*


- 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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.



For **PATEL ENERGY LTD.**

  
Director

  
Authorised Signatory



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

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

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

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

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

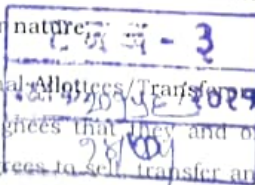
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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

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

6) The Original Allottees/Transferors/Assignors hereby assures the Transferees/Assignees that they have not on or before execution of this Deeds, entered into any arrangement or agreement or mortgaged, transferred, assigned or in any other way encumbered or alienated their rights to anyone whatsoever in any manner whatsoever nature.

7) The Original Allottees/Transferors/Assignors doth hereby covenant with the Transferees/Assignees that they and only they are the absolute owners of said Office hereby agrees to sell transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any nature whatsoever in or upon the said Office, whether by way of sale, charge, mortgage, lien, gift, trust,



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

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

8) The Original Allottees/Transferors/Assignors 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.

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.



उत्तर - ३  
दिनांक ०२/०९/२०१६  
१५/०५

For **PATEL ENERGY LTD.**  
Director

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

*Ashwini*

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

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

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

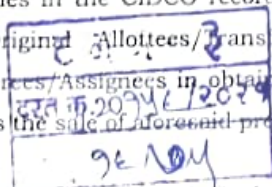
13) The Original Allottees/Transferors/Assignors covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer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

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

15) The transfer fees and other incidental expenses for the transfer of aforesaid properties in the CIDCO records will also be paid by Transferees/Assignees and

Original Allottees/Transferors/Assignors herein will co-operate to Transferees/Assignees in obtaining No Objection, No dues certificate from CIDCO towards the sale of aforesaid properties

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



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

*THE SCHEDULE OF OFFICE:*

All rights, title, interest & ownership of **Office No. 8, 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"**

For **PATEL ENERGY LTD.**

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

**INCOME TAX PERMANENT A/C NO. AABCP8900A**

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

Through Authorized

**MS. NISHA TEJABHAI PATEL**

**INCOME TAX PERMANENT A/C NO. ASNPP1387Q**

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....



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

*Nisha*  
Authorised Signatory



*Nilesh Pawar - Pawar*

*Somshankar K.P SKP@emudure*

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**

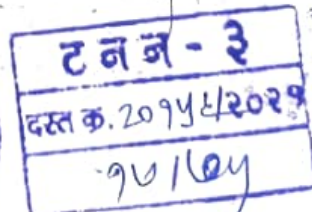
in the presence of .....



*Nilesh Pawar - Pawar*

*Somshankar K.P SKP@emudure*

*[Signature]*



## LETTER OF POSSESSION

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

Date: 6 / 12 / 2021

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

### **SUB.: HANDING OVER OF PHYSICAL POSSESSION**

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 8, 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. 6 / 12 / 2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

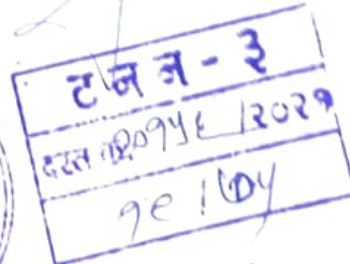
**M/S. PATEL ENERGY LTD.**  
Through Authorized  
**MS. NISHA TEJABHAI PATEL**

For PATEL ENERGY LTD

*Nisha*  
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 8, 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**





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

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. No. CIDCO/SE(V)/2014/96

Date: 22/3/2014

To,  
**Owners Association of  
the CIDCO Commercial Complex Building,  
Plot No. 6 & 7, Sector-22, CBD Belapur,  
Taluka and District Thane,  
Navi Mumbai-400614.**

**Sub : Construction of Commercial cum Shopping Complex on Plot No. 6 & 7, Sector-22,  
CBD Belapur, Navi Mumbai.**

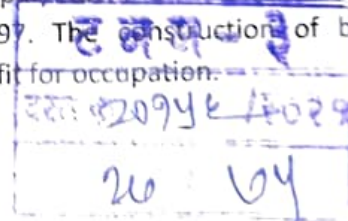
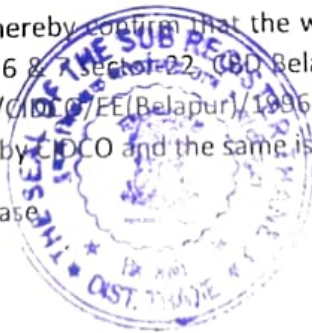
**C.A.No. : 10/CIDCO/EE(Belapur)/1996-97**

Dear Sir,

With reference to above letter, you have requested to confirm the completion of construction of building constructed by CIDCO over Plot No. 6 & 7, Sector 22, CBD Belapur, Navi Mumbai.

In this connection we hereby confirm that the work of Construction of Commercial Cum shopping Complex on plot no. 6 & 7 sector-22, CBD Belapur, Navi Mumbai was awarded to M/s. G.H.Khatri vide C.A. No. 10/CIDCO/EE(Belapur)/1996-97. The construction of building was completed in September 1998 by CIDCO and the same is fit for occupation.

This is for your information please.



Yours Faithfully

**(R. B. Dhayatkar)**

**Superintending Engineer (Vashi)**  
CIDCO Ltd, Old Administrative Building  
1<sup>st</sup> Floor, Sec-1, Vashi Navi Mumbai.



2015675

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

08/12/2021

दस्त क्रमांक : 20156/2021

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

नोदणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1)वित्तेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	827634
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 08 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	370.06 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनियरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे -- वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 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) दस्ताऐवज करून दिल्याचा दिनांक	03/12/2021
(10)दस्त नोदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20156/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13)बाजारभावाप्रमाणे नोदणी शुल्क	18100
(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-1/2021/8000130903

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-8 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130903 dated .  
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20156-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1 ) M/S.PATEL ENERGY LTD	1 ) AMIT ASHOK TECKCHANDANI	OFFICE-8	29.2300

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO

Digitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:04:20 +05'30'

Asst. Estate Officer

CC to:

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



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

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

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

**Mortgage NOC**

Ref No. CIDCO/ESTATE-1/2022/8000147029

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 8000147029

In respect of Shop/Office No.OFFICE-8, 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-8 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,

TARATI  
RANJAN  
BABURAO  
Asst. Estate Officer/Estate Officer

CC to: STATE BANK OF INDIA, PANVEL Branch

75/19448

Thursday, November 25, 2021

11:19 AM

पावती

4

8m / 1st floor

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 21393

दिनांक: 25/11/2021

गावाचे नाव: येलापुर

दस्तावेजाचा अनुक्रमांक: टनन3-19448-2021

दस्तावेजाचा प्रकार : अंगीमेंट टू मेल

मादर करणाऱ्याचे नाव: मेसर्स पटेल एनर्जी लिमिटेड तर्फे आंथोराइज्ड मीम निशा तेजाभाई पटेल

नोंदणी फी

रु. 3900.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 4900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:39 AM ह्या वेळेस मिळेल.

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

वाजार मूल्य: रु.1/-

मोबदला रु.386713/-

भरलेले मुद्रांक शुल्क : रु. 23300/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202112892 दिनांक: 25/11/2021

दकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.3900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008721263202122E दिनांक: 25/11/2021

दकचे नाव व पत्ता:

नोंदणी फी माफी प्रमल्यास नपथिल :-

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

पक्षकाराची सही

Nisha

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

मूची क्र.2

दृश्यम नियंत्रक : सड. द. नि. राणे 3

इमन क्रमांक : 19448/2021

नादणी :

Regn.63m

गावाचे नाव : बेलापूर

(1) वित्तवाला पत्रात	अमीस्टेड टू मेव
(2) मॉवदना	386713
(3) राजारभात (भारोपतरवाच्या वाढवित्तपत्राकरा आकारणी देवी की पटरेदार ने नमुद करावे)	1
(4) म-भापन पारलिम्मा व परकमाक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: ऑफिस न 08 पटिला मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 सी वी डी बेलापूर नवी मुंबई ( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) अंतरात	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या/निवृत्त देवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिडको लिमिटेड तर्फे अमीस्टेड मार्केटींग ऑफिसर श्री इन्सेप चाफेकर वय:-; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रायगड भवन सेक्टर-11 सी वी डी बेलापूर नवी मुंबई, महाराष्ट्र, राणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे अशोराडव्ह मीम निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं :-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इजिनीयिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दस्तऐवज करत दिल्याचा दिनांक	25/11/2021
(10) इमन नोदणी केल्याचा दिनांक	25/11/2021
(11) अन्वयमान खंड व पृष्ठ	19448/2021
(12) राजारभात/इमन मूद्राक शुल्क	23300
(13) राजारभात/इमन नादणी शुल्क	3900
(14) अन्वय	

सुपर क्लेअराने वित्तवाला घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाने तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्राक शुल्क, राजारभात नियंत्रक अन्वयमान

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



**CHALLAN**  
**MTR Form Number-6**



GRN MH008721263202122E    **BARCODE**     Date 13/11/2021-18:50:36    Form ID 25.2

Department Inspector General Of Registration		<b>Payer Details</b>	
Stamp Duty	Type of Payment Registration Fee	TAX ID / TAN (If Any)	
Office Name THN3_THANE NO.3 JOINT SUB REGISTRA	Location THANE	PAN No.(If Applicable) AABCP8900A	
Year 2021-2022 One Time		Full Name PATEL ENERGY LTD	
		Flat/Block No.	Office No 8, 1st flr, Plot No. 07, Commercial
		Premises/Building	Complex,

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	23300.00	Road/Street	Sector-21/22, CBD Belapur
0030063301 Registration Fee	3900.00	Area/Locality	NAVI MUMBAI
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-CA=386713
		Amount In	Twenty Seven Thousand Two Hundred Rupees Only
<b>Total</b>	<b>27,200.00</b>	Words	

Payment Details STATE BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>		Bank CIN	Ref. No.	0004057202111373235	IK0BJJLWJ9
Cheque/DD No.		Bank Date	RBI Date	13/11/2021-18:24:53	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**    Mobile No : 9029579019  
 सदर चाल वरुन द्यावज निवधक कार्यालयत नोदणी करवावयाच्या दस्तांसाठी लागू आहे. नोदणी न करवावयाच्या दस्तांसाठी सदर चाल लागू नाही.



**दस्तां न - ३**  
 दिनांक 13/11/2021  
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महाराष्ट्र MAHARASHTRA

2021 23 NOV 2021

ZD 873414



वित्त कोषागार कार्यालय तापे  
15 NOV 2021

अद्विचित्र-1/पत्रात प्रतिज्ञापत्रासाठी 123623  
मुद्रांक विधी नोंदवही अनुक्रमांक दिनांक  
मुद्रांक विकल्प घेण्याबाधे नाव FOR PATEL ENERGY LTD.  
पत्ता व सही

श्री. रविन्द्र विष्णू शिंगारे, Authorised signatory  
परवाना क्र. 13/2000, नॉवेन प.क्र. : 1201043,  
मुद्रांक विक्रीचे ठिकाण : सुनिता सोर्सिसेस, शॉप नं. 23, इभात सेंटर एनव्ह,  
प्लॉट नं. 7, सेक्टर-1ए, सी.पी.डी. वेलापूर, नवी मुंबई. मो. 09324704124  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

**AGREEMENT TO SALE**

**BETWEEN**

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

**AND**



**M/S. PATEL ENERGY LTD**

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30/11/2021  
Asstnt Marketing Officer

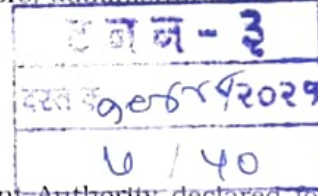
For PATEL ENERGY LTD  
Nisha  
Authorised Signatory

**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 NDV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2<sup>nd</sup> 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 (Amendment) 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 Office and being designated as commercial type building.



Assistant Marketing Officer

PATEL ENERGY LTD

Authorized Signatory

Page 1



4. The Office Owners have before applying to the Corporation for sale to... of an Office in the said buildings demanded from The Corporation and... Corporation have given inspection to the Office Owners of the original building plans and its specifications which the Office Owners doth hereby confirm... 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. 8, on First Floor of Building No. CC admeasuring 370.06 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 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. 8, on First Floor of Building No. CC admeasuring 370.06 sq.ft., at Sector 21/22, 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 buildings (all the said Office and percentage hereinafter collectively referred to



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20/08/2029

*उमेश कापूर*

Assistant Marketing Officer

For PATEL ENERGY LTD

*Nisha*  
Authorised Signatory

The said Office...  
a price of Rs. 3.8...  
Hundred Thirty...  
installments a...  
2. The...  
Rs. 3.86...  
Thirty...  
a)...  
On...

as "The said Office") as heritable and transferable immovable property at of for a price of **Rs. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen 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. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen Only ]** as under :

a) The payment of **Rs. 30,100/- [Rupees Thirty Thousand One Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000238 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,56,613/- [Rupees: Three Lakh Fifty Six Thousand Six Hundred Thirteen Only ]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

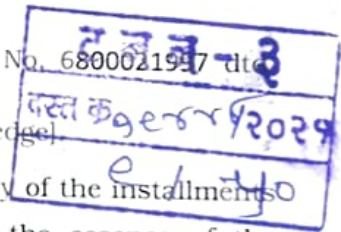
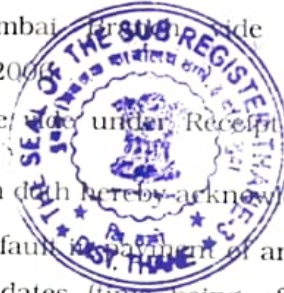
i) Rs.1,35,336/- Paid by Cheque No. 378332, dtd. 30<sup>th</sup> May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000835/2006 dtd. 1<sup>st</sup> June 2006

ii) Rs.1,35,336/- Paid by Cheque No. 378667, dtd. 27<sup>th</sup> June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001509/2006 dtd. 30<sup>th</sup> June 2006

iii) Rs. 85,941/- Paid by Online mode under Receipt No. 6800021947 dtd. 30/09/2020

[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 on 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.



FURNITEL ENERGY LTD

*Nisha*  
Authorized Signatory

Page 3

*31/09/2020*

Assistant Marketing Officer

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their respective hands the day and year first hereinabove written

### SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 8, on First Floor of Building No. CC admeasuring 370.06 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 to Sky courtyard  
On or towards the East by Open Passage  
On or towards the West by Office No 12

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:

*[Signature]*

Assistant Marketing Officer

1. Jagmuri Talpade Jagmuri
2. Shubham Ambekar

*[Signature]*

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. Jagmuri Talpade Jagmuri
2. Shubham Ambekar

For PATEL ENERGY LTD

*Nisha*  
Authorized Signatory

*[Signature]*



Co. 11-3  
22/09/2029  
98/40

**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: 20003129/90010481 / 135  
Customer No: 13408

Date:27.04.2006

To,  
M/s. PATEL ENERGY LTD  
PATEL ESTATE 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.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-1-08	CC	01	8	287.820

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 +EMC) (Rs)	Balance Amount (Rs)
0.00	0.00	300,772.00	30,100.00	270,672.00

*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. 08, admeasuring 370.06 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.	<b>Mr. Amit Ashok Teckchandani</b>
2.	a) Type of Loan	N. A.
	b) Type of Property	Leasehold
3.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	<b>Mr. Amit Ashok Teckchandani</b>
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individuals
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
4.	a) Value of Loan (Rs. In Crores)	N. A.

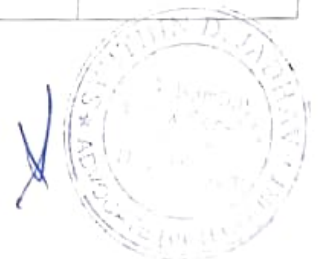


5.	Complete or full description of the immovable property (ies) offered as security including the following details.			Office No. 08, admeasuring 370.06 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane	
	a) Survey No.				
	b) Door/House no. (in case of house property)				
	c) Extent/ area including plinth/ built up area in case of house property				
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.				
6.	a) Particulars of the documents scrutinized-serially and chronologically.			Mentioned herein under	
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.					
	Sr. No.	Date	Name/ Nature of the Document	Original / Certified Copy / Photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1.	18/11/2004	Fresh Certificate of Incorporation consequent of change of name from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'	Photocopy	NO
	2.	27/04/2006	Allotment Letter issued by CIDCO Ltd. to M/s. Patel Energy Ltd., a Company	Photocopy	NO
	3.	22/03/2014	Letter issued by CIDCO Ltd. for construction of Commercial cum Shopping Complex, in favour of Owners Association of the CIDCO Ltd.	Photocopy	NO

*(Handwritten signature)*



4.	29/07/2020	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc.	Photocopy	NO
5.	31/07/2020	Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020)	Photocopy	NO
6.	16/09/2020	Corrigendum issued by CIDCO Ltd., in in favour of M/s. 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 to Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21393 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19448/2021)	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. 22161 dated 06/12/2021	Photocopy	NO
13.	06/12/2021		Index II (Document No. TNN-3/20156/2021)	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





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




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. M/s. Patel Energy Ltd., a Company.
- b. Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
- c. Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in favour of M/s. Patel Energy Ltd., a Company.
- d. Original Agreement to 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. 21393 dated 25/11/2021.
- e. Original Index II (Document No. TNN-3/19448/2021).
- 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. 22161 dated 06/12/2021.
- g. Original Index II (Document No. TNN-3/20156/2021).
- 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. 08, admeasuring 370.06 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

Swathin D. Jadhav  
Advocate High Court



ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 08, admeasuring 287.820 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'.
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 287.82 sq. ft.' and the same was corrected as 'adm. 370.06 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. 19448/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.



### SEARCH REPORT


This is to certify that under instruction from State Bank of India, SME Panel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 08, admeasuring 370.06 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

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

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

\* Nil subject to mutilated record and torned pages.

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

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