

75/20161

Monday, December 06, 2021

10:30 AM

पावती

12m 187 Num  
6

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 22166 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20161-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 18100.00

दस्त हानाकणी फी

₹. 1500.00

पृष्ठाची संख्या: 75

एकूण:

₹. 19600.00

न आणि

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अदाजे

10:50 AM ह्या वेळेस मिळेल.

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

रतेल

वाजार मूल्य: ₹. 1803067.7/-

मोबदला ₹. 827634/-

भरलेले मुद्रांक शुल्क: ₹. 108200/-

नं. ३  
प्लॉट

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0112202105566 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009537253202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

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je

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला  
द. नि. ठाणे-३



06/12/2021

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20161/2021

नोटणी :

Regn 63m

## गावाचे नाव : वेलापूर

(1)विनेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	827634
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं 12 पड्डिला मजला विल्डिंग कार्पोरेशन आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रपत्र	1) 370.06 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात अमेन तेव्हा.	
(7) दस्तऐवज करून घेणा-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 मीसा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इंजिनीरिंग कंपनी पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन शार्वरे - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं. 601, श्री तिरुपती कॉन्सॉल्टिंग 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	20161/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13)बाजारभावाप्रमाणे नोंदणी 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.

मूल्यांकन परक ( शहरी क्षेत्र बांधीव )		03 December 2021 11:42:11 AM			
मूल्यांकन क्र. 588/अ दिनांक 2021 मूल्य विभाग उप-मूल्य विभाग क्षेत्रीय कार्यालय नागपूर नगरपालिका नागपूर नगरपालिका	27 318-बेलापूर नोड सेक्टर क्रं 22 Navs Mumbai Municipal Corporation	सर्व्हे नंबर न भू क्रमांक			
<b>वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु.</b> मूली जागीर 74900	निवासी सदनिका 588/अ	कार्यालय 74900	दुकाने 96100	औद्योगिक 74900	मोजमापनाचे एकक चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b> बांधकाम क्षेत्र (Built up) बांधकामाचे वर्गीकरण उदवचालन सुविधा	44 चौ. मीटर 1.आर सी सी आहे	मिळकतीचा वापर मिळकतीचे वय मजला	कार्यालये व्यावसायिक 21 to 30 वर्ष 1st To 4th Floor	मिळकतीचा प्रकार मूल्यदर बांधकामाचा दर	बांधीव Rs 74900/-
सौमित्र वापराचा दुमारीमार्गीत वापराचे व्यवसायिक नाही मालकी उदा.	ESM Sale Date: 02/01/2018 Sale/Resale of built up Properties constructed after circular dt 02/01/2018				
परमा मनुष्य मिळकतीचा प्रति चौ मीटर मूल्यदर	वार्षिक मूल्यदर * परमा मनुष्य हक्केवारी * मजला निहाय घटवतात $(74900 * (100/100)) * 100 = 100$ = Rs 74900				
A) मूल्य मिळकतीचे मूल्य	वरील परमाणे मूल्य दर * मिळकतीचे क्षेत्र $74900 * 44 =$ Rs 3303677				
Apply these Rules	3				
एकाच वेळी मूल्य	मूल्य मिळकतीचे मूल्य - लक्ष्याचे मूल्य + मोजमापन मजला क्षेत्र मूल्य - लक्ष्याचे बांधीव मूल्यसुद्धी बांधकाम - वरील बांधीव मूल्य - बांधकाम क्षेत्र मूल्य + मूल्य प्रतिमिमी वरील बांधकाम क्षेत्र मूल्य + दुमारी मोजक्या मूल्या जागेचे मूल्य बांधकाम क्षेत्र मूल्य + लक्ष्याचे मूल्य $A + B - C + D + E + F + G + H + I + J$ $18 = 74900 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =$ Rs.18030677 आठरा लाख तीन हजार अडसठ				



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 दिनांक 09/09/2021  
 9/04/2021



CHALLAN  
MTR Form Number-6



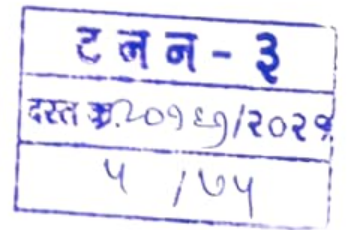
GRN	MH009537253202122E	BARCODE			Date	01/12/2021-17-21:25	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ADMPT2124K			
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI			
Year	2021-2022 One Time			Flat/Block No.	Office No 12, 1st flr, Plot No. 07, Commercial Complex,			
Account Head Details				Amount In Rs.		Road/Street		
0030046401 Stamp Duty				108200.00		Sector- 22, CBD Belapur		
0030063301 Registration Fee				18100.00		Area/Locality		
						NAVI MUMBAI		
						Town/City/District		
						PIN		
						4 0 0 6 1 4		
						Remarks (If Any)		
						PAN2=AABCP8900A~SecondPartyName=PATEL ENERGY		
						LTD-CA=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.	00040572021120129738	IK0BKDFCL3	
Cheque/DD No.				Bank Date	RBI Date	01/12/2021-17-22:12	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 चलन केवल दृश्य निबंधक कार्यालयाने नोंदणी करावयाच्या दस्तासाठी लागू आहे. कार्याच्या दस्तासाठी सदर चलन लागू नाही.





महाराष्ट्र MAHARASHTRA

2021

3 0 NOV 2021

ZD 869060



जिल्हा कोषागार कार्यालय, ठाणे  
15 NOV 2021

जाडपत्र-2  
मुद्रांक विक्री नोंदवही अनु.क्रमांक 120415 दिनांक  
पस्ताचा प्रकार/अनुच्छेद क्रमांक  
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
दुय्यम निबंधक कार्यालयाचे नांव नोंदवही रक्कम Rs.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेण्याच्या नांव Amit A Teckchandani  
दुसऱ्या पक्षाकराचे नाव  
एस्त असल्यास त्यांचे नाव व पत्ता Daveen  
मुद्रांक शुल्क रक्कम Rs. 100  
मुद्रांक विकत घेण्याच्या सही  
श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नशिन प.क्र. : 1201043  
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, रॉप नं. 23, प्रभात सेंटर एनेक्स  
प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलापूर, नवी मुंबई, मो. 09324704124  
पक्षा कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 8 महिन्यांत बांधकाम नोंदवही नोंदवही करवून घ्यावी

**DEED OF TRANSFER CUM ASSIGNMENT**

BETWEEN  
M/S. PATEL ENERGY LTD.



“THE ORIGINAL ATTORNEES/  
TRANSFERORS/ASSIGNORS”  
दस्ता क्र. 2019/2029  
10/11/21

MR. AMIT ASHOK TECKCHANDANI (Pan No. ADMPT2124H)

“THE TRANSFEREES/ASSIGNEES”

For PATEL ENERGY LTD  
Nisha  
Authorised Signatory

Signature of 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 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.**

Nisha

**A N D**

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

WHEREAS The City and Municipal 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.



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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 herein have 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. 12, 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-3/19485/2021** 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 information, 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 Slutter & 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.**

*Nisha*  
Authorised Signatory  
Director

*[Signature]*

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.



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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.**

*Nisha*  
Authorised Signatory  
Director



Finance  
financial  
the said

### THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 12, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.**

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

SIGNED, SEALED AND DELIVERED by the within named

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

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

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

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

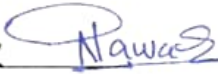
Through Authorized

**MS. NISHA TEJABHAI PATEL**

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

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

Nilesh Pawar 

Somshankar K.P. Skpideemudali



For **PATEL ENERGY LTD.**

  
Director  
For **PATEL ENERGY LTD**

Nisha  
Authorised Signatory



SIGNED, SEALED AND DELIVERED

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

**MR. AMIT ASHOK TECKCHANDANI.**

**INCOME TAX PERMANENT A/C. NO. ADMPT2124K**

**AADHAR CARD NO. 6025 4212 8630**

in the presence of .....

Nilesh Pawar 

Somshankar K.P. Skpideemudali







टनज-३  
दस्तावेज क्र. १०९९/२०२१  
१५/०५

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. 12, 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 dtd. 21/06/2021 Drawn on STATE BANK OF INDIA, Mumbai Branch.
2. Received balance final payment from MR. AMIT ASHOK TECKCHANDANI through RTGS vide UTR no.SBINR52021120354992746 dated 03/12/2021 Drawn on STATE BANK OF INDIA.

WE SAY RECEIVED

Rs. 8,27,634/-

For PATEL ENERGY LTD

  
Authorized Signatory  
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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



उत्तर न - ३
दस्तावेज नं - 20989 / 2021
१० / ०५

## LETTER OF POSSESSION

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

Date: 06/12/2021

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

### SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

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

M/S. PATEL ENERGY LTD.

For PATEL ENERGY LTD

Through Authorized

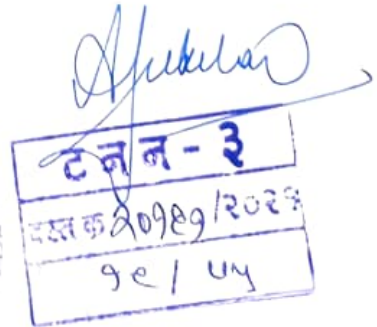
*Nisha*

MS. NISHA TEJABHAI PATEL

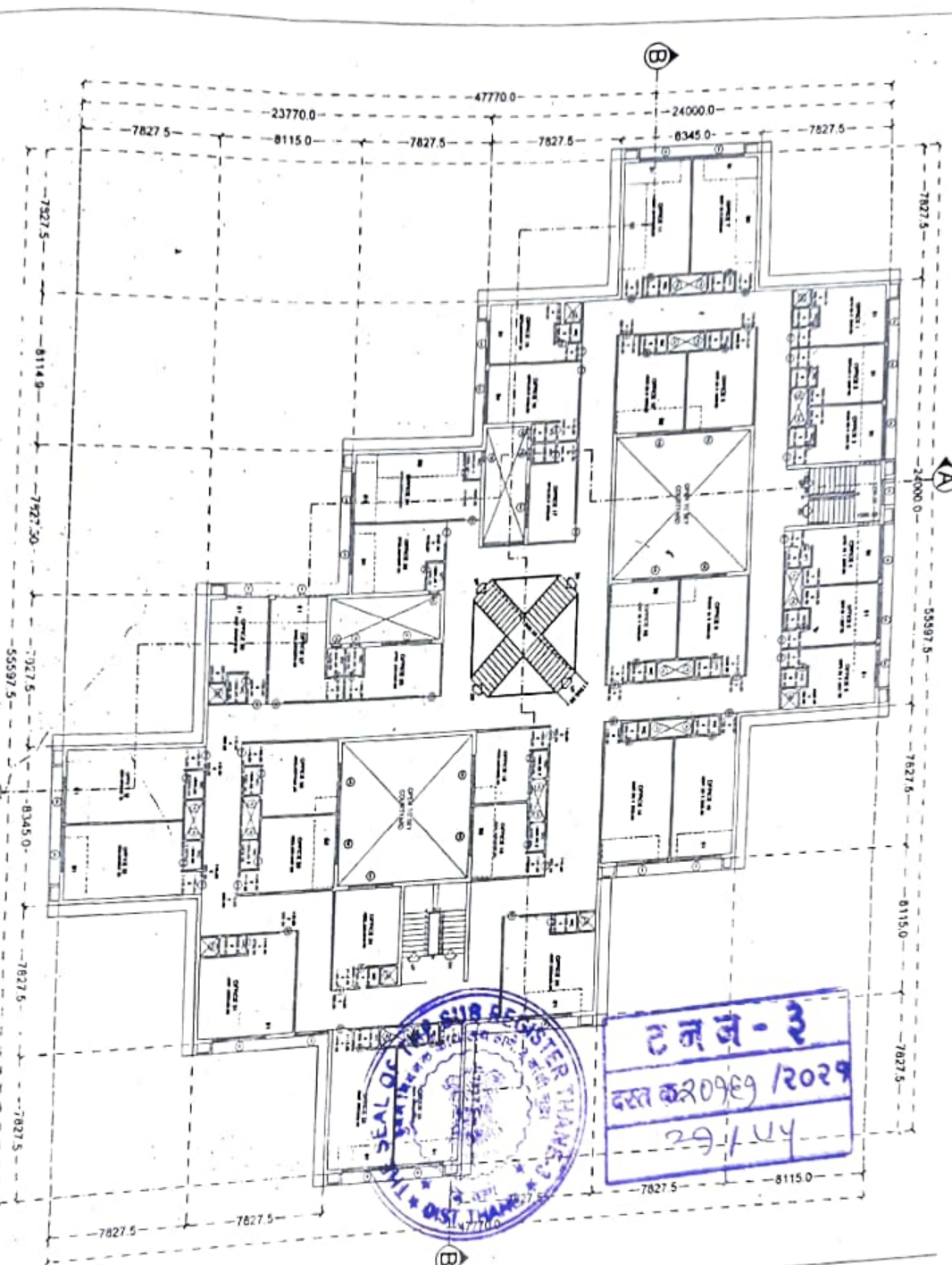
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 12, 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



1ST TO 3RD FLOOR PLAN



तज्ज - ३  
 दस्त क्र २०९६९ / २०२१  
 २९/५५

Sl. No.	Area of Office (sq. ft.)	Area of Office (sq. m.)
1	12,345.67	1130.21
2	12,345.67	1130.21
3	12,345.67	1130.21
4	12,345.67	1130.21
5	12,345.67	1130.21
6	12,345.67	1130.21
7	12,345.67	1130.21
8	12,345.67	1130.21
9	12,345.67	1130.21
10	12,345.67	1130.21
11	12,345.67	1130.21
12	12,345.67	1130.21
13	12,345.67	1130.21
14	12,345.67	1130.21
15	12,345.67	1130.21
16	12,345.67	1130.21
17	12,345.67	1130.21
18	12,345.67	1130.21
19	12,345.67	1130.21
20	12,345.67	1130.21
21	12,345.67	1130.21
22	12,345.67	1130.21
23	12,345.67	1130.21
24	12,345.67	1130.21
25	12,345.67	1130.21
26	12,345.67	1130.21
27	12,345.67	1130.21
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41	12,345.67	1130.21
42	12,345.67	1130.21
43	12,345.67	1130.21
44	12,345.67	1130.21
45	12,345.67	1130.21
46	12,345.67	1130.21
47	12,345.67	1130.21
48	12,345.67	1130.21
49	12,345.67	1130.21
50	12,345.67	1130.21

**FOR OCCUPANCY CERTIFICATE**

**DESCRIPTION OF PROPOSAL**  
 COMMERCIAL COMPLEX  
 ON PLOT NO. 847,  
 BECTOR 21, 22, C.B.D.,  
 BELAPUR, NAVI MUMBAI.

**PREPARED BY**  
 P. ARCHITECT

**ASST. ARCHITECT**  
 P. ARCHITECT

**ASST. ARCHITECT**  
 P. ARCHITECT

**IN CHARGE ARCHITECT**  
 P. ARCHITECT

**C.A.**  
 P. ARCHITECT

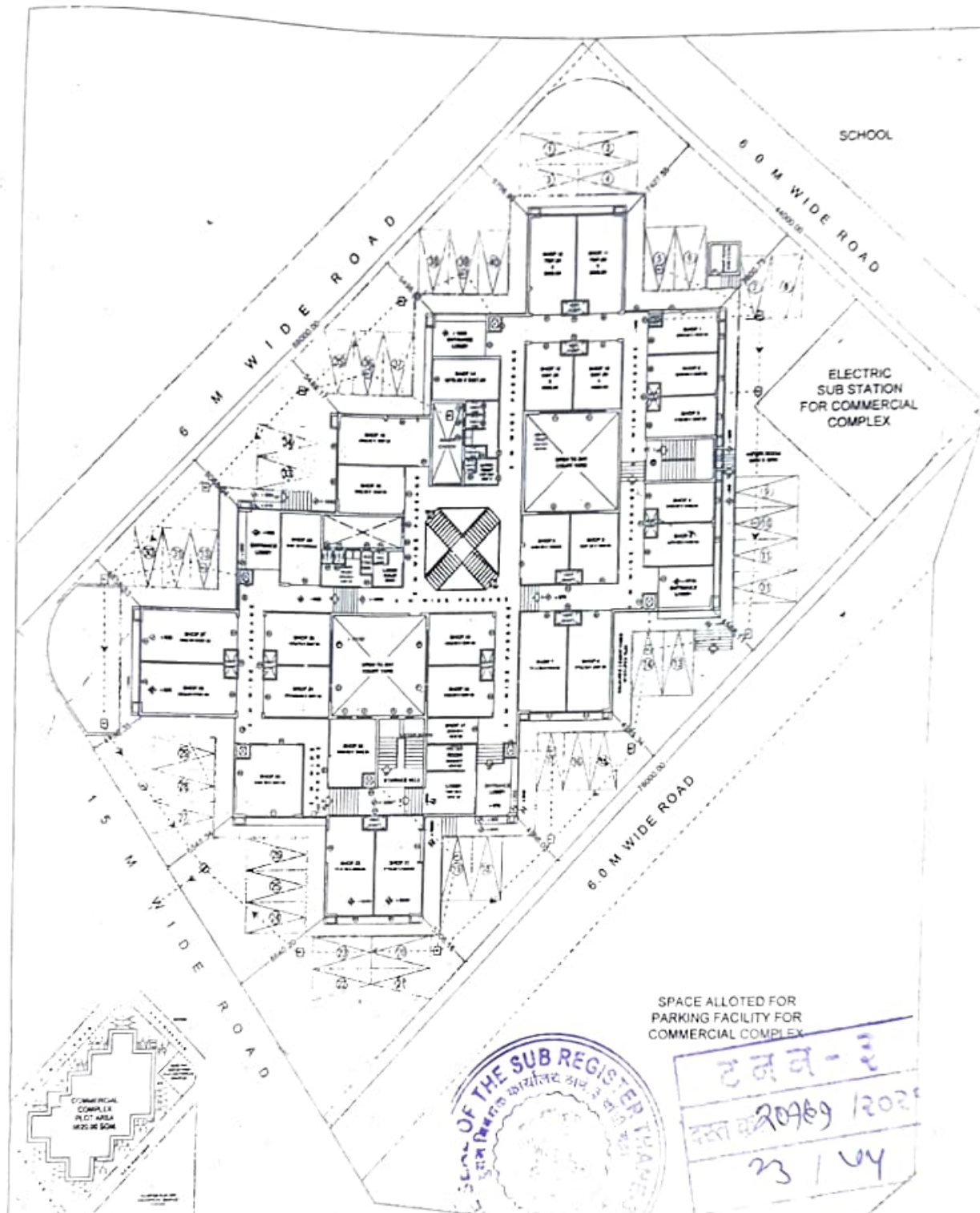
DATE: 07/09/2021  
 DRAWING CODE: ARCH/NA/CC/21/208

For PATEL ENERGY LTD

*Nisha*  
 Authorised Signatory

*[Signature]*  
 Authorised Signatory

*[Signature]*  
*[Signature]*



LAYOUT PLAN



टक्क - 3  
 नस्त व 20969/2022  
 23/04

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	AS BUILT DRAWING
	<ol style="list-style-type: none"> <li>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.</li> <li>Plot indicated and its respective boundaries is subject to final confirmation plan from planning department.</li> <li>The Drawing is prepared for Post Facto Occupancy Certificate Purpose.</li> </ol>	<ol style="list-style-type: none"> <li>DRAWING SHOULD NOT BE SIGNED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED</li> <li>ALL EXTERNAL WALLS OF 0.25 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK</li> </ol>	<p><b>LAYOUT PLAN</b></p> <p>DESCRIPTION OF PROPOSAL:</p> <p><b>COMMERCIAL COMPLEX ON PLOT NO. - 8&amp;7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</b></p>
	SA, P/MAIL (R)	PR. ARCHITECT (R)	ASST. ARCHITECT (R)
	SA. ARCHITECT (R)	ASST. CHIEF ARCHITECT	C.P.
	SCALE	DATE 09/05/2019	DRG. NO. CIDCO/ARCH(W)/CC/2012/03

For PATEL ENERGY LTD

*Nisha*  
 Authorised Signatory

*[Signature]*

1/2021

सूची क्र.2

दुसरे निवडणुके : मह. दु. नि. टाणे 3

दस्तावेज क्रमांक : 19485/2021

नोंदणी :

Regn.63m

गावाचे नाव : वेलापूर

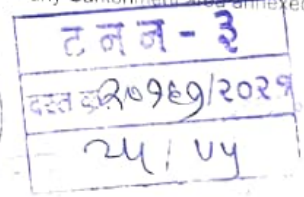
(1) विलेखाना प्रकार	अंतीमेट टू मेल
(2) मोंदरना	386713
(3) बाजारभाव(भाडेपट्ट्याच्या याचनिवडणुकेकरिता आकारणी देणे की पट्टेदार न तसूद करावे)	1
(4) भू-मापन, पॉट्रिस्मा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस न 12 पहिला मजला विलिंडग कमिश्नर आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई ( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 370.06 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:- मिडको लिमिटेड तर्फे असीस्टंट मॅनेजिंग ऑफिसर श्री उन्मेष चांफकर वय:- पत्ना:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं:- गणपत भवन सेक्टर-11 सी वी डी वेलापूर नवी मुंबई, महाराष्ट्र. टाणे. पिन कोड:-400614 फॅन नं:-AACCC3303K
(7) दस्तावेज करून देणा-या/निवृत्त ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ना.	1) नाव:- मेसर्स पटेल एनर्जी लिमिटेड तर्फे ऑथोराइज्ड मीम निशा तेजाभाई पटेल वय:- पत्ना:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं:- पटेल इंजिनियरिंग कॉर्पोरेशन पटेल इन्स्ट्रुमेंट रोड जयेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 फॅन नं:-AABCP8900A
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ना	24/11/2021
(9) दस्तावेज करून दिल्याचा दिनांक	25/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	19485/2021
(11) अनुक्रमांक, खंड व पृष्ठ	23300
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शंभू	

किनाऱ्याची विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तावेजानुसार आवश्यक नाही कारणाचा तपशील दस्तावेजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

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



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

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

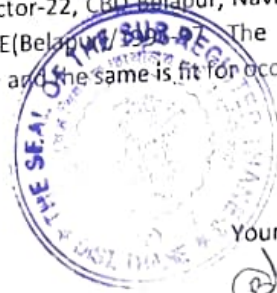
**Ref. No.** No. CIDCO/SE(V)/2014/96**Date:** 22/3/2014**To,****Owners Association of  
the CIDCO Commercial Complex Building,  
Plot No. 6 & 7, Sector-22, CBD Belapur,  
Taluka and District Thane,  
Navi Mumbai-400614.****Sub : Construction of Commercial cum Shopping Complex on Plot No. 6 & 7, Sector-22,  
CBD Belapur, Navi Mumbai.****C.A.No. : 10/CIDCO/EE(Belapur)/1996-97**

Dear Sir,

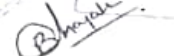
With reference to above letter, you have requested to confirm the completion of construction of building constructed by CIDCO over Plot No. 6 & 7, Sector 22, CBD Belapur, Navi Mumbai.

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

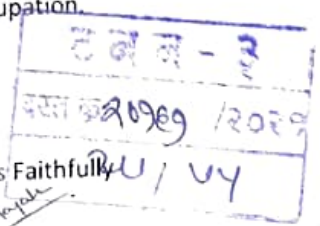
This is for your information please.



Yours Faithfully

**(R. B. Dhayatkar)****Superintending Engineer (Vashi)**

CIDCO Ltd, Old Administrative Building

1<sup>st</sup> Floor, Sec-1, Vashi Navi Mumbai.

2016175

08/12/2021

सूची क्र.2

दुयम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20161/2021

नोंदणी :

Regn:63m

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

## गावाचे नाव : बेलापूर

(1) विलेखाचा 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 12 पहिला मजला बिल्डिंग कमशियल 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 करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8) दस्तऐवज करुन 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 होसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	20161/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी 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-1/2021/8000130907

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-12 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130907 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20161-2021 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	OFFICE12	29.2300

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO  
BABURAO

Digitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:06:06 +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 SGG - 014574)

**REGD. OFFICE**  
"NIRMAL" 2nd Floor  
Naaman Road  
Mumbai - 400011  
Phone 00 91 22 6650 3900  
Fax 00-91-22-2202 2509

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

**Mortgage NOC**

Ref No CIDCO/ESTATE-112022/8000147034

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 8000147034

In respect of Shop/Office No OFFICE-12, 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-12 constructed on Building Name/No COMMERCIAL COMPLEX/1, Plot No 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai for 1 <sup>st</sup> 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, 2005 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Yours faithfully,

Yours Sincerely,  
[Signature]  
[Name]  
[Designation]  
Asst. Secy to Chief/Estt. Office

110/12/3, SAHAYANagar, CO-OP HOUSING SOCIETY, Belapur

Receipt (pa-ti)

75/19485

Thursday, November 25, 2021

1:22 PM

पावनी

4

12M / 1st Floor

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावनी क्र. 21437 दिनांक: 25/11/2021

गावाचे नाव: वेन्नापूर

दस्तावेजाचा अनुक्रमांक: टनन3-19485-2021

दस्तावेजाचा प्रकार: अंतीमिंट टू गेल

मादर करणाऱ्याचे नाव: मंगल पटेल एनर्जी लिमिटेड नॉन ऑथोरिज्ड मीम निशा तेजाभाई पटेल

नोंदणी फी

₹. 3900.00

दस्त हाताळणी फी

₹. 1000.00

पुण्याची संख्या: 50

एकूण:

₹. 4900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

बाजार मूल्य: ₹. 1/-

मांचदला ₹. 386713/-

भरलेले मुद्रांक शुल्क: ₹. 23300/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202112824 दिनांक: 25/11/2021

विक्रचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008721773202122E दिनांक: 25/11/2021

विक्रचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

एककाराची सही

Nisha

नएवज परत निगा

मूची क्र.2

दुय्यम निबंधक : मद्र दु.नि. टाणे 3

दम्न क्रमांक : 19485/2021

नोंदणी :

Regn.63m

6/11/2021

गावाचे नाव : बेलापूर

(1) विलेखाचा पत्रा	अंमिमेंट टू मेल
(2) भावदत्ता	386713
(3) बाजार भाव (भावेपट्टयाच्या यावतितपट्टयाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	1
(4) भू-मापन, पोट्टिम्मा व परक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अंफिस न 12 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 सी वी 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) दम्नोच्च करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पत्ता.	1): नाव:-मिडको लिमिटेड तर्फे अमीस्टेड मार्केटींग अफिसर श्री दम्नोच्च बांधकाम करणः पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: रायगड भवन सेक्टर-11 सी वी डी बेलापूर नवी मुंबई, महाराष्ट्र. टाणे, पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दम्नोच्च करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पत्ता	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे आंधाराइज्ज मीम निशा तेजाभाई पटेल करणः पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: पटेल इंजिनीयिंग क्वाट्रट पटेल इन्स्टीट्यूट जोमेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दम्नोच्च करून दिल्याचा दिनांक	24/11/2021
(10) दम्न नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, गॅट व पृष्ठ	19485/2021
(12) बाजार भावाप्रमाणे मुद्राच शुल्क	23300
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	3900
(14) शेर	

मुल्यांकनाची विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणाना तपशील दम्नप्रकारानुसार आवश्यक नाही

मुद्राच शुल्क आकारताना निवडलेला अनुच्छेद

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



महाराष्ट्र MAHARASHTRA

2021

23 NOV 2021

ZD 873406



जिल्हा कोषागार कार्यालय, ठाणे  
15 NOV 2021

खीटागण-1/फळी, पतिताचक्रासाठी 123615 दिनांक \_\_\_\_\_  
मुद्रांक विधी नोंदवही अनुक्रमांक \_\_\_\_\_  
मुद्रांक विक्री घेण्याच्या नाव For PATEL ENERGY LTD.  
पत्ता व सध्दा \_\_\_\_\_

श्री. रविन्द्र बिष्णू शिंगाडे, Authorised signatory  
परवाना नं. 13/2000, नावेन प.क्र. : 1281043,  
मुद्रांक विधीचे ठिकाण : सुनिता सर्फेसिध, शॉप नं. 23, प्रभात सेटर एनव्हा,  
लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नवी मुंबई, मो. 99324784124  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 8 महिन्यात बापरणे बंधनकारक आहे

**AGREEMENT TO SALE**

**BETWEEN**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF**

**MAHARASHTRA LIMITED**

**AND**

**M/S. PATEL ENERGY LTD**



टक्का - 3  
दस्तावेज क्र. 10/2021  
4/40

उत्तरदाता  
Assistant Marketing Officer

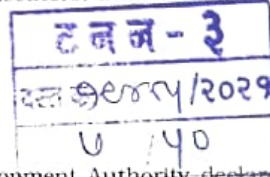
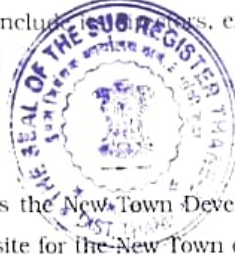
For PATEL ENERGY LTD  
Nisha  
Authorised Signatory

**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 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", 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 heirs, 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.



For PATEL ENERGY LTD

*Nisha*  
Authorized Signatory

Page 1

*अशोक फ. चव्हाण*  
Assistant Marketing Officer

4. The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners 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.

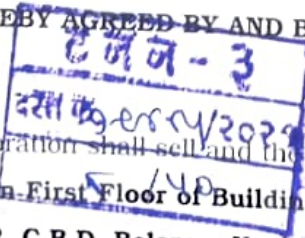
6. The Title, Deeds as disclosed by the Corporation in respect of the said land has been inspected by the Office Owners.

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. 12, 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 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. 12, 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



*अ.प्र. पाटील*

Assistant Marketing Officer

For PATIL ENERGY LTD

*Nisha*  
Authorised Signatory

to them  
and The  
building  
and

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. 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 :

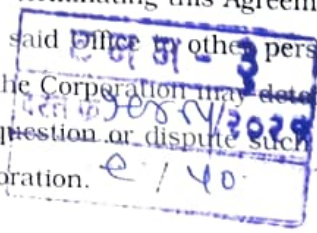
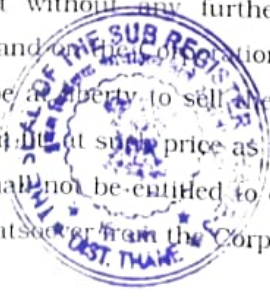
a) The payment of **Rs. 54,000/- [Rupees Fifty Four Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000241 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,32,713/- [Rupees: Three Lakh Thirty Two Thousand Seven Hundred Thirteen Only]** 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. 378335, dtd. 30<sup>th</sup> May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000842/2006 dtd. 1<sup>st</sup> June 2006

ii) Rs. 89,909/- Paid by Cheque No. 378669, dtd. 27<sup>th</sup> June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001503/2006 dtd. 30<sup>th</sup> 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 in the event of Corporation terminating this Agreement under this clause, it shall be at liberty to sell the said Office or 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.



*30/07/2006*

Assistant Marketing Officer

FARMER ENERGY LTD

*Nisha*  
Authorized Signatory



IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed



ट न न - ३  
दस्त क्र. ४४८/२०२९  
१५/५०

SCHEDULE

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 Passage
- On or towards the South by Open to Sky courtyard
- On or towards the East by Office No 08
- On or towards the West by Open Passage

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

Assistant Marketing Officer

- Jagruhi Talpade
- Shubham Ambse

SIGNED AND DELIVERED by the Within named office/shop owners **M/S. PATEL ENERGY LTD.**  
INCOME TAX-PERMANENT A/C NO. AAECPS900A  
through authorized

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



- Jagruhi Talpade
- Shubham Ambse

For PATEL ENERGY LTD  
  
  
Authorized Signatory

1948575

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 : 19485/2021

नोंदणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	ऑनग्रीमेंट टू सेल
(2) मोबदला	386713
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 12 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:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रायगड भवन सेक्टर-11 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे ऑथोराइज्ड 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, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19485/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	23300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3900
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**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: 20003132/90010484 1133  
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 Allotted	Building No.	Floor No.	Premises No.	(Area in SQF )	
				Premises	Terrace
B-BEL-2122-CC-1-12	CC	01	12	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

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. 12, 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

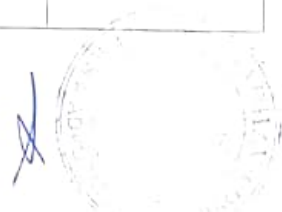
Dear Sir/ Madam,

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. 12, 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		



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. 21437 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19485/2021)	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. 22166 dated 06/12/2021	Photocopy	NO
13.	06/12/2021	Index II (Document No. TNN-3/20161/2021)	Photocopy	NO
7.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)			N. A.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?  (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)			Yes
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			Yes
	d) Whether proper registration of documents completed. Details thereof to be provided			Yes, detail is provided in flow of title

*(Handwritten signature)*



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

*[Handwritten Signature]*





ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 12, admeasuring 516.370 sq. ft., built-up area, on the 1<sup>st</sup> 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. 516.370 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. 19485/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.


  


8. Now the said M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, sold and transferred the said Office No. 12, admeasuring 370.06 sq. ft., built-up area, on the 1<sup>st</sup> Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot No. 7, situated at Sector - 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to Borrower Mr. Amit Ashok Teckchandani by Deed of Transfer cum Assignment dated 03/12/2021 which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 20161/2021 dated 06/12/2021.
9. The said Office is already mortgaged with State Bank of India and the Borrower is now availing Top up loan, therefore Fresh NOC for mortgage from CIDCO Ltd., in favour of State Bank of India, is to be obtained.
10. As per Search Report, I have found an entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

Date: 01/12/2023

Place: Navi Mumbai

*Swithin D. Jadhav*  
01/12/2023



**Swithin D. Jadhav**  
Advocate High Court

### SEARCH REPORT

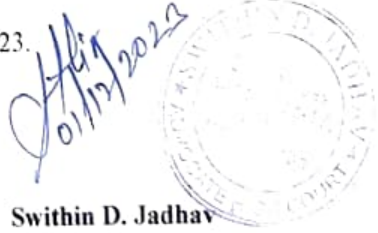
This is to certify that under instruction from State Bank of India, SME Panel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 12, admeasuring 370.06 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  
Advocate High Court