

75/20170

Monday, December 06, 2021

11:02 AM

पावती

18th 1st Floor

6

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22175

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20170-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी ₹. 18100.00

दरम 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 /-

मोबइला ₹. 827634/-

भरलेले मुद्रांक शुल्क: ₹. 108200/-

दुत  
रोट  
र  
नं. -  
प्लॉटaxed to  
uthority  
he  
True

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: 0112202104172 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

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

ईटी/धनादेश/पे ऑर्डर क्रमांक: MH009533083202122E दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी असल्यास नपथिल :-

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

पसकाराची सही  
मुळ दस्तऐवज परत मिळाला  
दु. नि. ठाणे-३

18th 1st Floor



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20170/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1)विनेय्याचा प्रकार	अभिहस्तांतरणपत्र
(2)मोवदला	827634
(3) बाजारभाब(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 18 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी 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.	
(7) दन्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे डायरेक्टर मरजवान हंमोटीया तर्फे कुलमुख्यार म्हणून अधोराइज्ड मीस निशा तेजाभाई पटेल वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 904-बी कॉटन पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8)दन्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकरचंदानी तर्फे कुलमुख्यार म्हणून प्रवीण वामन शिबरे - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दन्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10)दन्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20170/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(14)शेरा	

मुल्यांकनासाठी विचारान 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.

06/12/2021  
06/12/2021

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

आवक्यावधि: 20/11/2021  
 दिनांक: 03 December 2021 11:42:11 AM  
 मूल्यांकनाचे वर्ष: 2021  
 जिल्हा: ठाणे  
 जिल्हा विभाग: मालकांचे आणि  
 आरक्षण विभाग: 1918 नै.सं.पर. नोंद. सेक्टर क्र. 27  
 हो सचे नाव: Naxa Mumbai Municipal Corporation

सर्व्हे नंबर जिन भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु	मितीवारी मद्दीवेला	कायील्य	दुकाणे	मीटर/मीमीटर	मोजमापनाचे एकक
रु.मी. मी.मी.	मी.मी.	मी.मी.	मी.मी.	मी.मी.	मी.मी.
बांधीव हो सची माहेती					
बांधीव हो सची माहेती	बांधीव हो सची	मीटकातीचा वापर	कायील्ये व्यावसायिक	मीटकातीचा प्रकार	बांधीव
बांधीव हो सची माहेती	1 मीटर हो सची	मीटकातीचे तय	21 to 30 मी	मूल्यदर/वापकासाठी टर	RS 719900/-
बांधीव हो सची माहेती	मी	मी.मी.	1st to 10th floor		

First Sale Date: 02/01/2018  
 Sale Date: 02/01/2018  
 Sale Date: 02/01/2018

मूल्यांकन मूल्यदर \* घराच्या मूल्यानुसार टक्केवारी \* मालकांचे निलय घट वाट  

$$= (719900 * 70 + 100000) * 1000 / 1000$$

$$= RS 521400/-$$

मीटर प्रमाणे मूल्य दर \* मीटकातीचे क्षेत्र  

$$= 719900 * 14.30$$

$$= RS 10293670/-$$

मूल्यांकन मूल्यदर \* घराच्या मूल्यानुसार टक्केवारी \* मालकांचे निलय घट वाट  

$$= (719900 * 70 + 100000) * 1000 / 1000$$

$$= RS 521400/-$$

मीटर प्रमाणे मूल्य दर \* मीटकातीचे क्षेत्र  

$$= 719900 * 14.30$$

$$= RS 10293670/-$$



ट न न - ३  
 दस्त क्र 209100/2021  
 9 / 104

मूल्यांकन मूल्यदर \* घराच्या मूल्यानुसार टक्केवारी \* मालकांचे निलय घट वाट

12/3/2021

CHALLAN  
MTR Form Number-6



SRN	MH009533083202122E	BARCODE			Date	01/12/2021-16:31:56	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 18, 1st flr, Plot No. 07, Commercial				
Account Head Details				Amount In Rs.	Premises/Building				
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	6 1 4	
				Remarks (If Any)	PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT LTD~CA=827634~Marketval=0				
				Amount In	One Lakh Twenty Six Thousand Three Hundred Rupees				
Total				1,25,300.00	Words	Only			
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN	Ref. No.	00040572021120124413	IK0BKDDDBQ0		
Cheque/DD No.				Bank Date	RBI Date	01/12/2021-16 24:33	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No., Date		Not Verified with Scribi			

Department ID :

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

Mobile No. : 9867066175

सदर चालन केवल दृश्यम निबन्धन बाबत नवीन कसब्याच्या दस्तावादी लागू आहे. नवीन न कसब्याच्या दस्तावादी सदर चालन लागू नाही.



टल न - ३  
दस्त क्र ०१००/२०२१  
५/०५



महाराष्ट्र MAHARASHTRA

2021

3 0 NOV 2021

ZD 869086



जिल्हा कोषागार कार्यालय, ठाणे

15 NOV 2021

मुद्रांक प्रमुख लिपीत

जाडपत्र-२  
मुद्रांक विक्री नोंदवही अनुक्रमांक 12744 दिनांक \_\_\_\_\_  
दस्ताचा प्रकार/अनुच्छेद क्रमांक \_\_\_\_\_  
दस्त नोंदणी करणार आहेत का? होय/नाही \_\_\_\_\_ नोंदणी होणार असल्यास  
दुरग्राम निबंधक कार्यालयाचे नांव \_\_\_\_\_ मोबदला रक्कम Rs. \_\_\_\_\_  
मिळकतीचे वर्णन \_\_\_\_\_  
मुद्रांक विकत घेण्याच्याचे नाव Amit A. Teckchandani  
दुसऱ्या पक्षकाराचे नाव \_\_\_\_\_  
हत्ते असल्यास त्यांचे नाव व पत्ता Praveen  
मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची सही  
श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्फिसिस, शॉप नं. 23, प्रभात सेंटर एनेक्स  
प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलापूर, नवी मुंबई, मो. 09324704124  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 6 महिन्यात बांधणी बंधनकारक आहे

### DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

M/S. ADVANCED MAGNETICS PVT. LTD.

"THE ORIGINAL ALLOTTEES/  
TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"



ट न म - 3  
दस्त क्र 209100 / 2021  
10 / 104

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory

Page 1

Amit Ashok Teckchandani

For ADVANCED MAGNETICS PVT LTD

Amit Ashok Teckchandani  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory

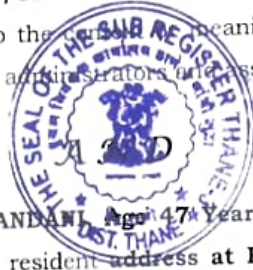
Amit Ashok Teckchandani

Page 2

# DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of December, 2021 by and BETWEEN M/S. **ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES / TRANSFERORS/ASSIGNORS"** (which expression shall unless it be repugnant to the meaning thereof would mean and include its directors, executors, administrators, agents and assigns) *Nisha*



दस्तावेज - ३  
दिनांक ०६/१२/२०२१  
e/lo

**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, 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 ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*  
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein made an application for the allotment of Office on the ownership basis and CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No.18, 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. TMM.3/19483/2021**. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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

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

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

For ADVANCED MAGNETICS PVT LTD  
For ADVANCED MAGNETICS PRIVATE LIMITED

*[Signature]*  
Director

*Nisha*  
Authorised Signatory

*[Signature]*

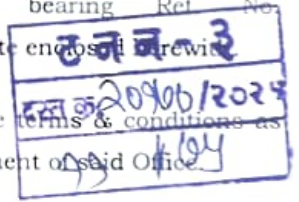
is herein  
basis and the  
of the  
Complex,  
Navi  
ment

in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**.

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

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

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



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

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original

For ADVANCED MAGNETICS PVT LTD  
  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED  
  
Nisha  
Authorised Signatory

Page 4



Allottees/Transferors/Assignors hereby handed over the quite, vacant possession of said Office and the Transferees/Assignees shall ipso facto be entitled to legally occupy and possess the said Office and all rights, title, interests & 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.

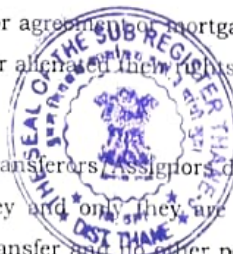
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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 of mortgaged, transferred, assigned or in any other way encumbered or alienated their rights to anyone whatsoever in any manner whatever nature.

7) The Original Allottees/Transferors/Assignors doth hereby covenant with the Transferees/Assignees that they and only they are the absolute owners of said Office, hereby agrees to sell, transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any nature whatsoever in or upon the said Office, whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and they are having all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.



ट न न - ३  
दस्तावेज क्र. ०११०/०२०२९  
२०२४

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory

Peace  
becom  
interests,  
ferred in

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

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

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

i) The Transferees/Assignees pay to the Corporation the transfer fees and other charges being towards transfer of the apartment as may be applicable from time to time as per the CIDCO guide lines per the 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.

**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



ह न न ३  
दस्त क २०१७०२०२३  
१३ / ७५

For ADVANCED MAGNETICS PVT LTD  
  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED  
  
Authorised Signatory

Page 6

er financial  
the said

### THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No.18, 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 **For ADVANCED MAGNETICS PVT LTD**

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

**M/S. ADVANCED MAGNETICS PVT. LTD.**

**INCOME TAX PERMANENT A/C NO. AAACA8932E**

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

Through Authorized

**MS. NISHA TEJABHAI PATEL**

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

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

*[Signature]*  
Director  
**For ADVANCED MAGNETICS PRIVATE LIMITED**  
*Nisha*  
Authorised Signatory



Nilesh Pawar *[Signature]*

Somshankar K.P. *[Signature]*

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 *[Signature]*

Somshankar K.P. *[Signature]*

*[Signature]*



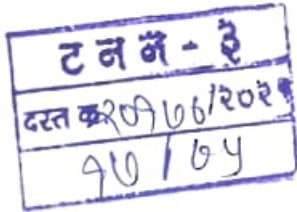
टनन-३  
दस्ता क्र. 09/00/2029  
94/04

## 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.18, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane by M/s. Advanced Magnetics Pvt. Ltd. to MR. AMIT ASHOK TECKCHANDANI.

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



WE SAY RECEIVED

Rs.8,27,634/-  
For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*

Authorised Signatory

ADVANCED MAGNETICS PVT. LTD.

Through Director / Authorized Signatory

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

# LETTER OF POSSESSION

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

Date: 06/12/2021

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

## SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No.18, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

**M/S. ADVANCED MAGNETICS PVT. LTD.**  
Through Authorized  
**MS. NISHA TEJABHAI PATEL**

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*

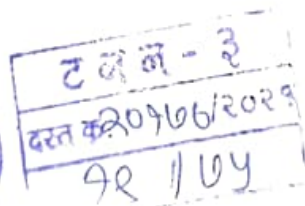
Authorised Signatory

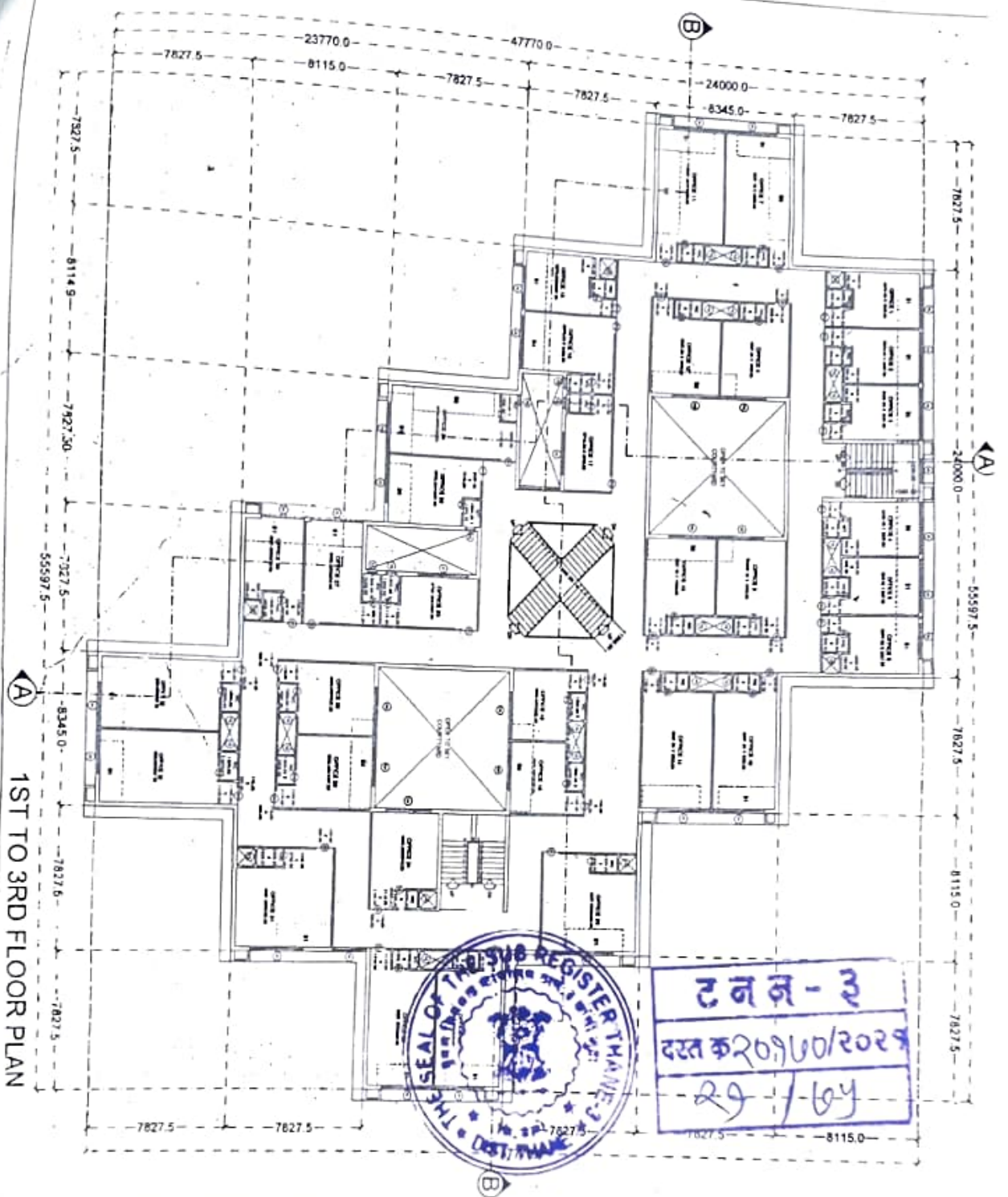
I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.18, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

**MR. AMIT ASHOK TECKCHANDANI**

AAT

*Amit Ashok Teckchandani*





1ST TO 3RD FLOOR PLAN

टनल - ३  
 दस्तक २०१७०/२०२१  
 २९ / ७५



NO. OF OFFICES	11
AREA (SQ. METERS)	27,000
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11
NO. OF OFFICES	11

DESCRIPTION OF PROPOSAL  
 COMMERCIAL COMPLEX  
 ON PLOT NO. 647  
 SECTOR 11, 22 G.D.O.  
 BELAUPUR, NAVI MUMBAI.

FOR OCCUPANCY CERTIFICATE

MR. RAJESH K. SHARMA  
 NO. ARCHITECTING  
 ASST. ARCHITECTING  
 ASST. ARCHITECTING  
 MR. ARCHITECTING  
 ASST. CHIEF ARCHITECT

SCALE  
 DATE 07/05/2019

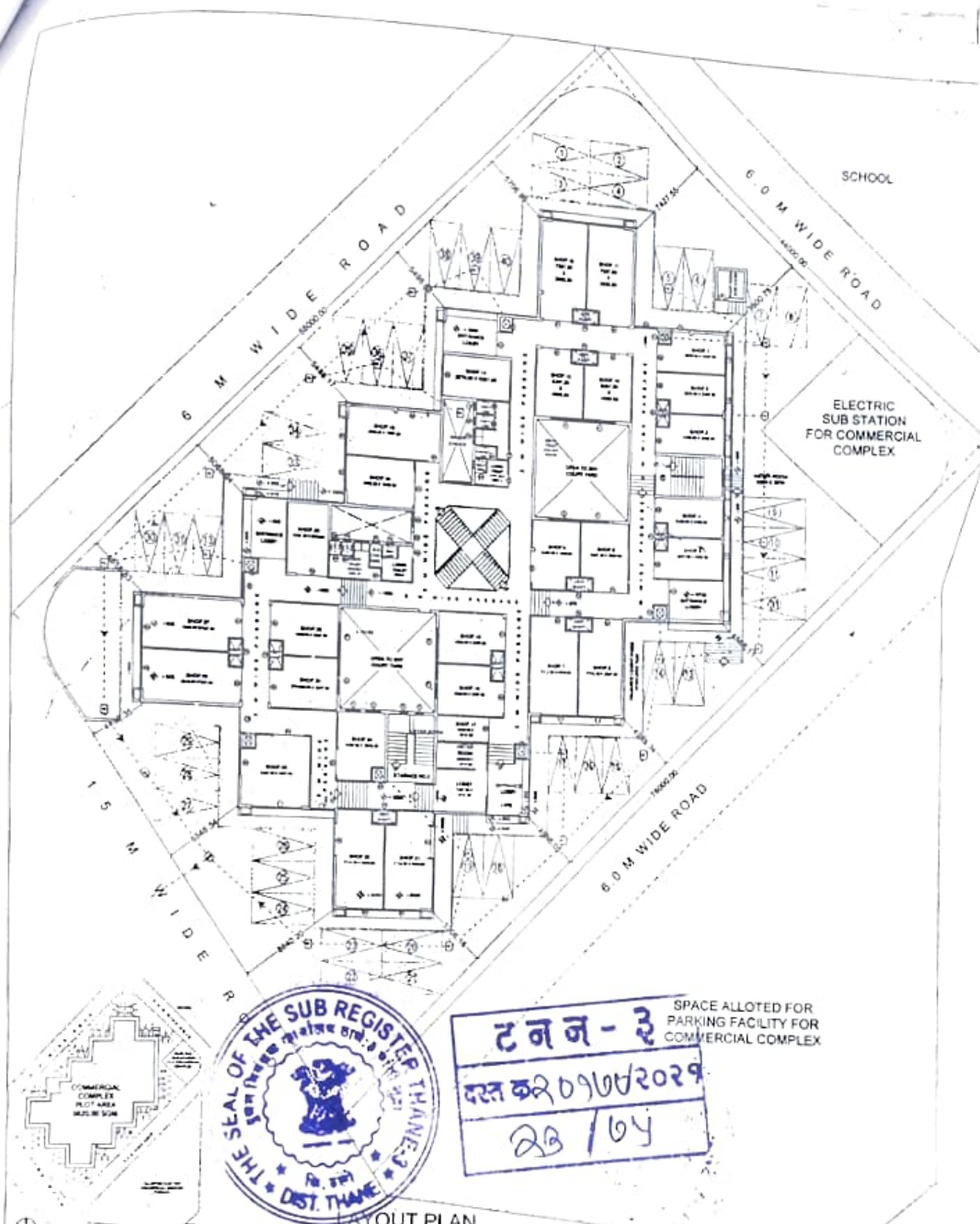
FILE NO. CDCC/ARCH/REC/201208

NO.	AREA (SQ. METERS)	NO. OF OFFICES
1	27,000	11
2	27,000	11
3	27,000	11
4	27,000	11
5	27,000	11
6	27,000	11
7	27,000	11
8	27,000	11
9	27,000	11
10	27,000	11
11	27,000	11
12	27,000	11
13	27,000	11
14	27,000	11
15	27,000	11
16	27,000	11
17	27,000	11
18	27,000	11
19	27,000	11
20	27,000	11
21	27,000	11
22	27,000	11
23	27,000	11
24	27,000	11
25	27,000	11
26	27,000	11
27	27,000	11
28	27,000	11
29	27,000	11
30	27,000	11
31	27,000	11
32	27,000	11
33	27,000	11
34	27,000	11
35	27,000	11
36	27,000	11
37	27,000	11
38	27,000	11
39	27,000	11
40	27,000	11
41	27,000	11
42	27,000	11
43	27,000	11
44	27,000	11
45	27,000	11
46	27,000	11
47	27,000	11
48	27,000	11
49	27,000	11
50	27,000	11

FOR ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
 Authorised Signatory

*[Handwritten Signature]*



**त न न - ३**  
 दस्त क्र ०१७४२०२९  
 २३ / ०५

SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

LAYOUT PLAN

<p>STAMP OF APPROVAL</p>	<p>IMPORTANT NOTES</p> <ol style="list-style-type: none"> <li>This drawing is prepared with reference to the "Location Plan" drawing enclosed at G17 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>	<p>NOTES</p> <ol style="list-style-type: none"> <li>DRAWING SHOULD NOT BE SCALED &amp; ONLY WRITTEN DIMENSION TO BE FOLLOWED.</li> <li>ALL EXTERNAL WALLS OF 0.23 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK.</li> </ol>	<p>CONTENTS</p> <p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8&amp;7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>POND</p> <p>AS BUILT DRAWING</p> <p>SCALE</p> <p>DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(M)/CC/2012/03</p>
--------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

FOR ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*  
 Authorised Signatory



सूची क्र.2

दुप्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19483/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विनेखाना प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	386713
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 18 पहिला मजला बिल्डिंग कर्माश्रियन 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 करुन 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 करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भेसर्स अडवान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीम निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कॉंटम पार्क गुलाब नगर खार वांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	19483/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3900
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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.



६-११५

टजन-३

दस्त क्र १९४८३/२०२१

२५/११



2017075

08/12/2021

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

सूची क्र.2

7

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20170/2021

नोंदणी :

Regn:63m

## 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 18 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 अडवान्सड मॅग्रेटिकस प्राव्हेट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(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: फ्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20170/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(14) शेर	
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-1/2021/8000130915

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-18 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130915 dated .  
 (2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20170-2021 on 06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1 ) ADVANCED MAGNETICS PRIVATE LIMITED	1 ) AMIT ASHOK TECKCHANDANI	OFFICE18	29.2300

Thank You

Yours Sincerely,

 TAKALE Digitally signed by  
 RAJARAM TAKALE RAJARAM  
 BABURAO BABURAO  
Date: 2021.12.24  
12:09:36 +05'30'

Asst. Estate Officer

CC to:

- . 1 ) AMIT ASHOK TECKCHANDANI
- . 1 ) ADVANCED MAGNETICS PRIVATE LIMITED
- . 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

Date : 30.03.2022

Ref No CIDCO/ESTATE-1/2022/8000147215

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

Subject : Your Request for Mortgage NOC  
Reference : Application number 8000147215

In respect of Shop/Office No OFFICE-18, COMMERCIAL COMPLEX/1, Plot No 7  
Road No 00 Sector 21/22 Belapur, Navi Mumbai


Sir/Madam:

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

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-18, 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, 2003 and subject to the terms & conditions of the Agreement to Lease lease deed.

Thanking You

Yours Sincerely,

  
Estate Officer/Estate Officer

CC to STATE BANK OF INDIA PANVEL Branch

75/19483

Thursday, November 25 2021

पावती

18 m 18 floor

Original/Duplicate

मासिका 39

1 of 2

**CIDCO**  
WE MAKE CITIES

①

Marketing Manager-I  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918117

City and Industrial Development  
Corporation of Maharashtra Ltd.

Reference No: 20003106/90010379 | 114  
Customer No: 13407

Date: 27.04.2006

To,  
M/s. ADVANCED MAGNETICS LTD.  
PATEL ESTATE S.V. ROAD,  
JOGESHWARI (WEST).  
MUMBAI-400102

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

Dear Sir/Madam,

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

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

Comm.Premises Allotted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
E-BEL-2122-CC-1-18	CC	01	18	370.200	

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

**B. DETAILS OF PARKING SPACE**

Parking Space Allotted :  
Description :

**C. PRICE**

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	Amount Paid (Demand Regi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	386,859.00	38,700.00	348,159.00

C. R. Raisinghani  
M.A., LL.B.  
K. C. Raisinghani  
B.Com., LL.B.  
B. T. Gwalani  
B.Com., LL.B.  
R. K. Raisinghani  
Bsc., LL.B.



*C. R. Raisinghani & Associates*

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.  
Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-18/TCC/877/2022

DATE : 08/04/2022

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

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

**I. DESCRIPTION OF THE PROPERTY:**

“Office No. 18, On 1<sup>st</sup> Floor, Admeasuring Area 370.06 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614”

Dear Sir/ Madam

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

1	a) Name of the Branch/Business Unit/Office Seeking opinion.	State Bank of India, Panvel Branch, Navi Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	MR. AMIT ASHOK TECKCHANDANI
2	a) Name of the unit/concern/company/person offering the property/(ies) as security.	MR. AMIT ASHOK TECKCHANDANI
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of as charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or as guarantor, etc.)	Borrower

3	Complete or full description of the immovable property/ (ies) offered as security including the following details (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			"Office No. 18, On 1 <sup>st</sup> Floor, Admeasuring Area 370.06 Sq. Fts., in the Building No. CC. Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"	
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified.  Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.			Mentioned herein under	
	Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
	1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
	2	31/07/2020	Power of Attorney dated 31/07/2020 executed by M/S. <b>ADVANCED MAGNETICS PVT. LTD.</b> through its <b>Director MR. SHIRAZ PATEL</b> in favour of <b>MS. NISHA TEJABHAI PATEL</b> , in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5059/2020.	Photocopy	No



PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by <b>STATE BANK OF INDIA</b> for Rs.27,200/- in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between <b>CITY &amp; INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED</b> through Assistant Marketing Officer, <b>SHRI. UMESH CHAPHEKARE (Corporation)</b> and <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL (Office Owners)</b> , in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19483/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19483-2021 issued by Office of the Sub-Registrar Thane-3 in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL</b> , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



## PAGE#5

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





CLAUSE NO. 7 NOT APPLICABLE

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

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

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

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

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

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

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

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

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19483/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19483-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL.** regarding Registration of Agreement in respect of the above said property.

g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.1,26,300/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



**SCHEDULE OF THE PROPERTY**

"Office No. 18, On 1<sup>st</sup> Floor, Admeasuring Area 370.06 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614", situated and constructed on land bearing Plot No. 6 & 7, Sector 21 & 22, at Village Belapur, Navi Mumbai, Taluka & Dist. Thane, within the Registration District and Sub-Registration District of Thane, State Maharashtra."

Signed under my hand and seal this 08th Day of April, 2022

For C. R. Raisinghani & Associates



{K. C. RAISINGHANI}  
ADVOCATE HIGH COURT  
BANK'S ADVOCATE

**ANNEXURE**

**Flow of Title:**

**WHEREAS** The Corporation is the New Town Development Authority declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the said Act under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE MRTP ACT")

**AND WHEREAS** the state Government in pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amendment Regular 2008) norms shall prevail.

**AND WHEREAS** The Corporation has constructed on one of such lands buildings of Ground and Three (03) Upper Floors, such buildings comprising of office and being designated as commercial type building.

**AND WHEREAS** The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners doth hereby confirm and which has been duly approved by the Corporation.

