

75/20165

Monday, December 06, 2021
10:35 AM

पावती

Sl. No. 14
1st Floor

(6)

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 22170 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20165-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 26000.00

दस्त हाताळणी फी

₹. 1500.00

पुष्ठाची मर्यादा: 75

एकूण:

₹. 27500.00

स आणि

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूर्ची-२ अदाजे
10:54 AM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹.2593712.1/-

मोबदला ₹.1190661/-

भरविलेले मुद्राक शुल्क: ₹. 155700/-

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

तेजाभाई
३४ फ्लोर

ने: २,
प्लॉट

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

सी.सी./धनादेश/पे ऑर्डर क्रमांक: 0112202104973 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.26000/-

सी.सी./धनादेश/पे ऑर्डर क्रमांक: MH009538113202122E दिनांक: 06/12/2021

विक्रेते 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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3
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पक्षकाराची सही
मुळ दस्तऐवज परत मिळाला
ड. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20165/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

| | |
|---|---|
| (1)विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2)मोबदला | 1190661 |
| (3) बाजारभाव(माडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2593712.1 |
| (4) मू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं 14 प्रतिना मंडला विल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई((Plot Number : 7 : SECTOR NUMBER : 22 :)) |
| (5) क्षेत्रफळ | 1) 532.38 चौ.फूट |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता, | 1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑंधोराइज्ड मीस निशा तेजामाई पटेल वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इंजिनियरिंग कंपाऊंड पटेल इन्स्टेट रोड जोमेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पिन नं:-AABCP8900A |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पिन नं:-ADMPT2124K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 03/12/2021 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 06/12/2021 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 20165/2021 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 155700 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 26000 |
| (14)श्रेण | |

मुन्यांसनामाद्री विचारात घेतलेला तपशील:-

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

22 CB1A212007
 06/12/2021
 06/12/2021

| | | | |
|--|---|-------------------------------|----------------------|
| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | 03 December 2021, 12:25:52 PM | |
| मूल्यांकन ID | 00115043931 | | |
| मूल्यांकनाचे वर्ष | 2021 | | |
| मूल्य विभाग | ठाणे | | |
| अप मूल्य विभाग | संयुक्त ठाणे | | |
| प्लॉटचे नाव | 77-318 वेलापूर नोंद शेवट नं. 22 | | |
| | Navi Mumbai Municipal Corporation | सर्व्हे नंबर / नू क्रमांक | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | |
| सुले नजीक | निवासी सदाशिव | कार्यालय | दुकाने |
| | 8800 | 74900 | 96100 |
| | | | औद्योगिक |
| | | | 74900 |
| | | | मोजमापनाचे एकक |
| | | | चौ मीटर |
| बांधीव क्षेत्राची माहिती | | | |
| मिळकतीचे क्षेत्र | 19.17 चौ मीटर | मिळकतीचा वापर | कार्यालये/व्यावसायिक |
| मिळकतीचे वर्गीकरण | 1 आर सी सी | मिळकतीचे वय | 21 to 30 वर्ष |
| मिळकतीचे सुविधा | आहे | मजला | 1st To 4th Floor |
| संमिश्र | | | |
| वापराच्या | | | |
| इमारतीमधील | | | |
| कार्यालये/व्यावसायिक | | | |
| माती | | | |
| Sale Type | | | |
| Resale | | First Sale Date - 02/01/2018 | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | |
| परमांनुसार मिळकतीचा प्रति चौ मीटर मूल्यदर (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ $= (74900 * (70 / 100)) * 100 / 100$ $= Rs 52430/-$ | | | |
| मिळकतीचे मूल्य = वरील घसाणे मूल्य दर * मिळकतीचे क्षेत्र $= 52430 * 19.17$ $= Rs 2593712.1/-$ | | | |
| Applicable Rules | = 3 | | |
| एकीकृत अंतिम मूल्य | मूल्य मिळकतीचे मूल्य (वाढ/घट) मूल्य + शेडिंग/मजला क्षेत्र मूल्य + लगतच्या गावची मूल्य (सुले बालकनी) + वरील मजली मूल्य + बंदिरत वाहन तळाचे मूल्य + खुल्या जमिनीमधील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य वीदरत बालकनी + स्वयंपूर्णित वाहनतळा $A + B + C + D + E + F + G + H + I + J$ $= 2593712.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= Rs 2593712.1/-$ (पंचवीस लाख अष्टाण्णव हजार सात शे बारा)- | | |



ट न न - ३
 दस्तक 20/12/2021
 9/1/24



CHALLAN
MTR Form Number-6



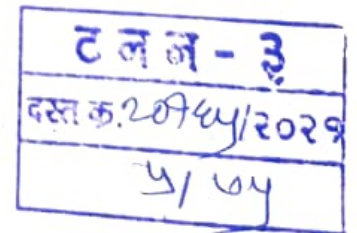
| | | | | | | | |
|----------------------|------------------------------------|------------------------|---|--|-----------------------|---------|-------|
| GRN | MH009538113202122E | BARCODE | | Date | 01/12/2021-17:32:26 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| 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 14, 1st flr, Plot No. 07, Commercial Complex, | | | | |
| Account Head Details | | Amount In Rs. | Sector- 22, CBD Belapur | | | | |
| 0030046401 | Stamp Duty | 155700.00 | Road/Street | | | | |
| 0030063301 | Registration Fee | 26000.00 | Area/Locality | NAVI MUMBAI | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 | 0 | 0 | 6 1 4 |
| | | | Remarks (If Any) | PAN2=AABCP8900A~SecondPartyName=PATEL ENERGY LTD-CA=1190661~Marketval=0 | | | |
| | | | Amount In | One Lakh Eighty One Thousand Seven Hundred Rupees | | | |
| Total | | 1,81,700.00 | Words | Only | | | |
| Payment Details | | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021120130775 | IK0BKDFLJ0 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 01/12/2021-17:24:33 | 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 :

Mobile No. : 9029579019

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

सदर चलान केवल दफ्तर निवासी कार्यालय नोंदणी करारक्या दस्तासाठी लागू आहे. नोंदणी न करारक्या दस्तासाठी सदर चलान लागू नाही.





महाराष्ट्र MAHARASHTRA

© 2021 ©

3 0 NOV 2021

ZD 869058

जिल्हा कोषागार कार्यालय, ठाणे
15 NOV 2021
मुद्रांक प्रमुख लिपीक / दिवस

जाडपत्र-2 12/11/21 दिनांक
मुद्रांक विक्री नोंदवही अनुक्रमांक
दस्तावेजा प्रकार/अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
दुय्यम निवचक कार्यालयाचे नाव मंडळा रक्कम Rs.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani
दुसऱ्या पक्षाचा नाव
हस्तो असल्यास त्याचे नाव व पत्ता
मुद्रांक शुल्क रक्कम Rs. 1000
मुद्रांक विकत घेण्याच्या सही
श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन पत्र. : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
फ्लॉट नं. 2, सी.डी.डी. येनापूर नवी मुंबई. मो. 09324704124
ज्या काही खरेदी करिता वापर करणारे

DEED OF TRANSFER CUM ASSIGNMENT



M/S. PATEL ENERGY LTD

दस्त क. 2024/2029
6/164

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]
"THE TRANSFEREES/ASSIGNEES"

For PATEL ENERGY LTD

Nisha
Authorised Signatory

Ashok
Page 1

DEED OF TRANSFER CUM ASSIGNMENT

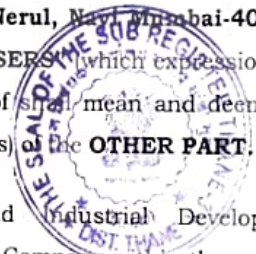


THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of DEC, 2021 by and BETWEEN M/S. **PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **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.**



का. नं. - २
दि. ०६/१२/२०२१
२/०५

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

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

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

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

[Signature]

AND WHEREAS The Original Allottees/Transferors/Assignors herein made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the Office No. 14, on First Floor of Building No. CC, Commercial Complex, admeasuring 532.38 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. 5,56,337/- [Rupees Five Lakh Fifty Six Thousand Three Hundred Thirty Seven 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-3/19442/2021. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

Nisha

[Signature]



[Signature]

Nisha

AND WHEREAS the Original Allottees/Purchasers have made the payment 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.



ट. न. न. - ३
दस्तावेज नं. १०१५५/२०२१
३०/११/२१

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

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

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

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

For PATEL ENERGY LTD
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. 11,90,661/- [Rupees Eleven Lakh Ninety Thousand Six Hundred Sixty One 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 dt. 22/03/2014. copy of Certificate 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, DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:***

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 11,90,661/- [Rupees Eleven Lakh Ninety Thousand Six Hundred Sixty One 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

[Signature]

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

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

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

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

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

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

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

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

For PATEL ENERGY LTD.
Nisha
Authorised Signatory
Director



Govt., a National
Development
other
poration from
the said

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of Office No. 14, on First Floor of Building No. CC, Commercial Complex, admeasuring 532.38 sq.ft. Built up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.

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. _____

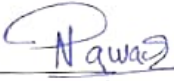
Through Authorized

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. SKPidemur



For PATEL ENERGY LTD.


Director
For PATEL ENERGY LTD

Nisha
Authorised Signatory



SIGNED, SEALED AND DELIVERED

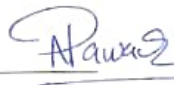
by the within named **"TRANSFEREES/ASSIGNEES"**

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. SKPidemur







ट न न - ३
दस्त क. 2094/2029
94/04

RECEIPT

Date : 03/12/2021.

Received a sum of **Rs. 11,90,661/- (Rupees Eleven lakh ninety thousand six hundred sixty one only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 14, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 532.38 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 Power Tech Engineers Pvt. Ltd. vide RTGS / UTR No. SBINR12021062129292001/SB/NO. 12021062129292001 dated 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.**



दस्तावेज-3
दस्त क: 20/04/2029
96/104

WE SAY RECEIVED

Rs.11,90,661/-

For PATEL ENERGY LTD

Nisha

Authorised Signatory

M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

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

Date: 06/12/2021

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

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 14, on First Floor of Building No. CC, commercial Complex, admeasuring 532.38 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.
Through Authorized
MS. NISHA TEJABHAI PATEL

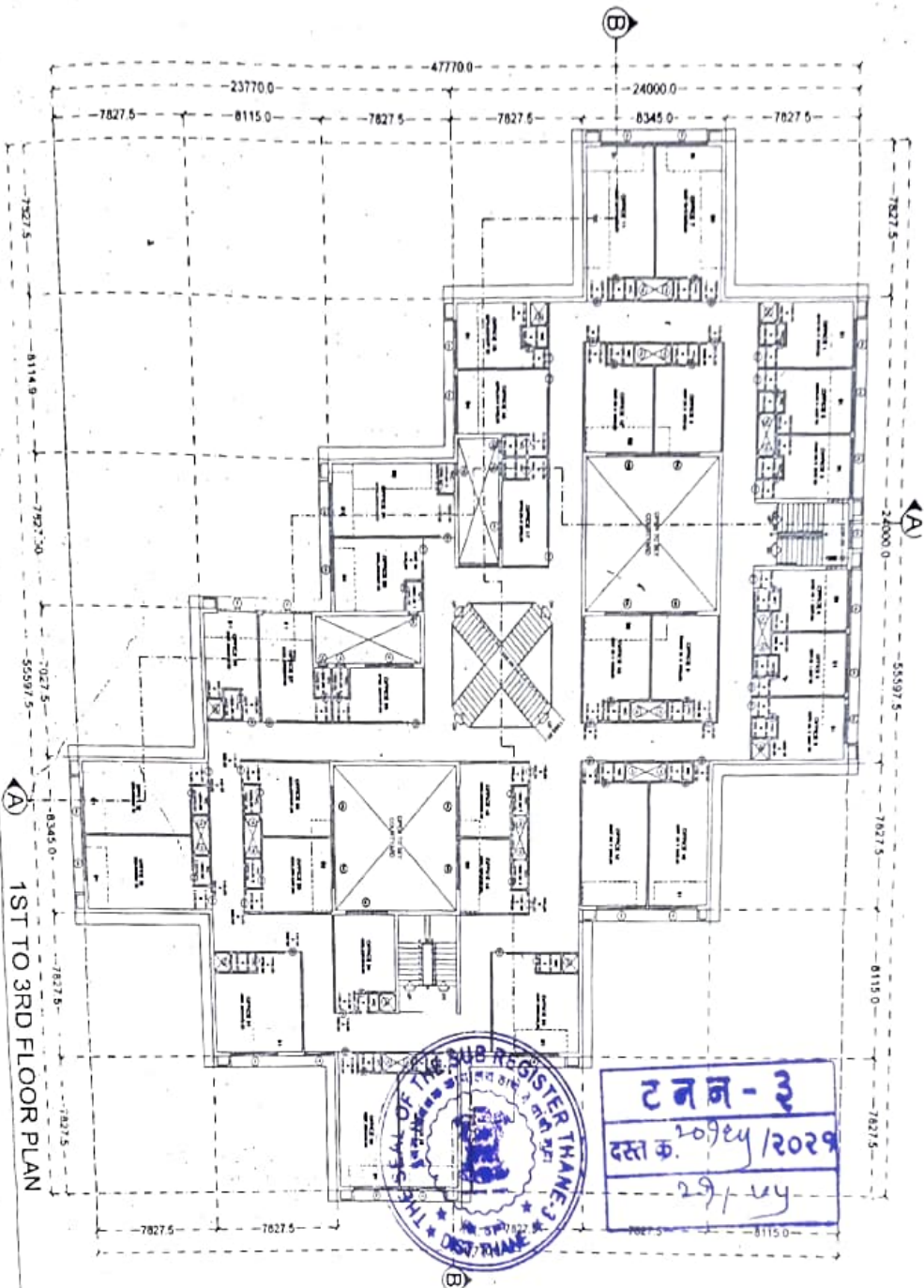
For PATEL ENERGY LTD


Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 14, 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.

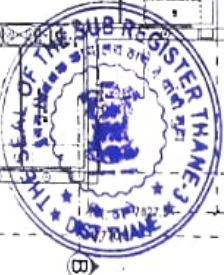
MR. AMIT ASHOK TECKCHANDANI





1ST TO 3RD FLOOR PLAN

टन न- ३
दस्तावेज 20724/2029
29/1/24



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

DESCRIPTION OF PROPOSAL
COMMERCIAL COMPLEX
SECTOR 21, 22 & 23
BELAPUR, NAVI MUMBAI.

FOR OCCUPANCY CERTIFICATE

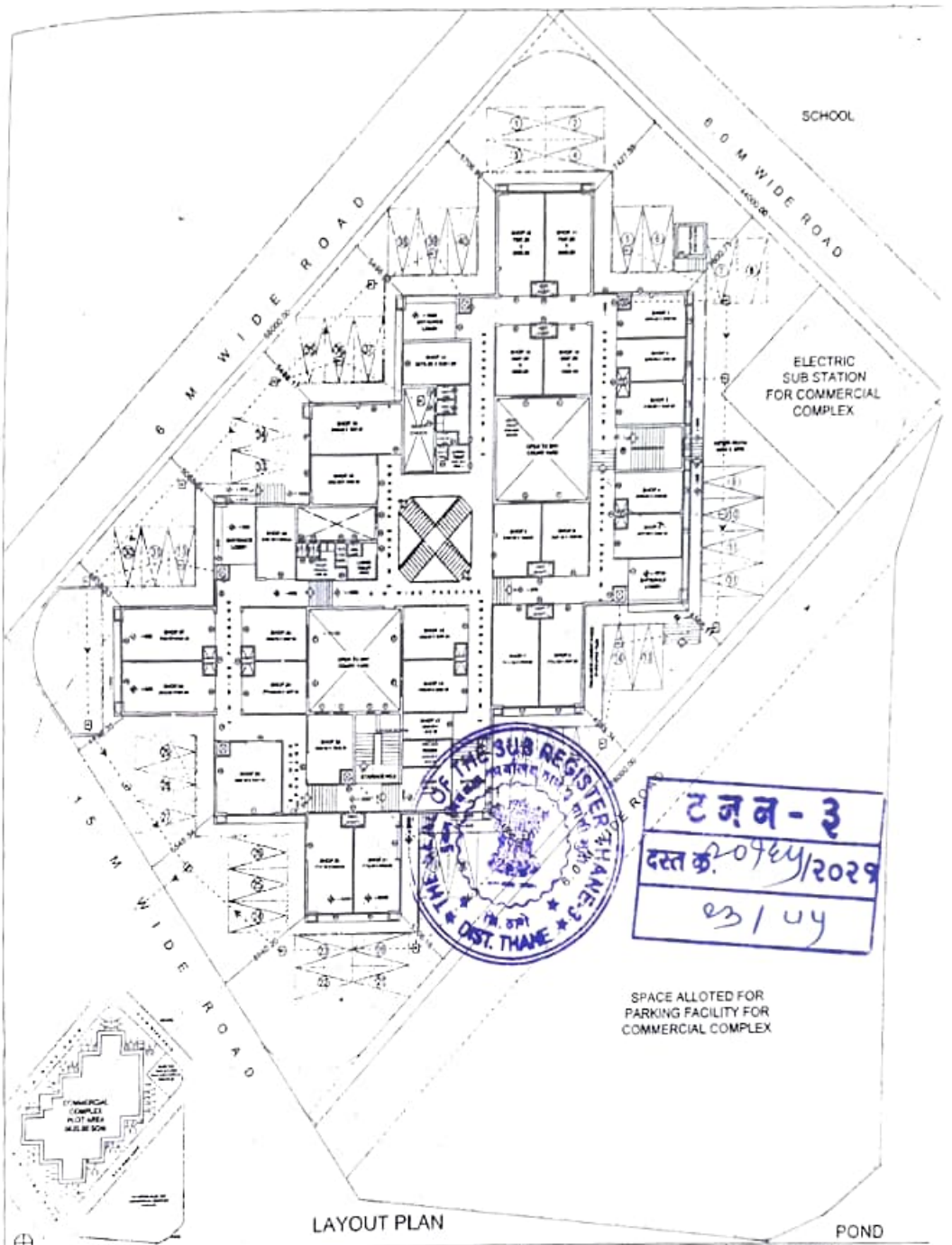
IN ARCHITECTURE
IN ARCHITECTURE
IN ARCHITECTURE
IN ARCHITECTURE
IN ARCHITECTURE
IN ARCHITECTURE

SCALE
DATE 05/05/24

DATE OF OCCUPANCY CERTIFICATE

For PATEL ENERGY LTD
Nisha
Authorised Signatory

[Handwritten Signature]



LAYOUT PLAN

POND

| STAMP OF APPROVAL | IMPORTANT NOTES | NOTES | CONTENTS | AS BUILT DRAWING |
|-------------------|--|---|--|--|
| | <ol style="list-style-type: none"> This drawing is prepared with reference to the "Location Plan" drawing enclosed at C17 in the original file and the scanned drawings of the said building available in the architecture section. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facto Occupancy Certificate Purpose | <p>NOTES: 1) DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. 2) ALL EXTERNAL WALLS OF 227.11 M & INTERNAL WALLS AND INTERNAL WALLS OF 3.115 THIR.</p> <p> <input type="checkbox"/> APPROVED 1 SET OF SET DRAWING IN 300 X 600 MM SCALE DRAWING IN <input type="checkbox"/> APPROVED 2 SETS DRAWING IN 300 X 600 MM SCALE DRAWING IN <input type="checkbox"/> APPROVED 3 SETS DRAWING IN 300 X 600 MM SCALE DRAWING IN </p> | <p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL:</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 847, SECTOR 21, 22 C.B.D. BELAPUR, NAVI MUMBAI.</p> | <p>LA. (SCALE) _____</p> <p>PR. ARCHITECT (N) _____</p> <p>ASST. ARCHITECT (N) _____</p> <p>ASST. ARCHITECT (N) _____</p> <p>SR. ARCHITECT (N) _____</p> <p>ASST. CHIEF ARCHITECT _____</p> <p>C.P. _____</p> <p>SCALE: 1/100</p> <p>DATE: 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/01</p> |

For PATEL ENERGY LTD

Authorized Signatory

सूची क्र.2

दुसरे नियंत्रक : सह दु.नि. टाणे 3

दस्तावेज क्रमांक : 19442/2021

नोंदणी :

Regn:63m

गावाचे नाव : वेलापूर

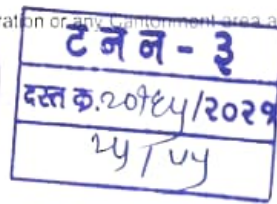
| | |
|--|--|
| (1) विक्रयाना प्रमाण | अंशीमेट ट्र मॅल |
| (2) नोंदणी | 556337 |
| (3) मालकीचा (भाडेपट्ट्याच्या धर्मीकपट्ट्यासार. आकारणी देणे की पट्टेदार ने नमुद करावी) | 1 |
| (4) भू-मालक पोटॅरिम्मा व परतमात्र (अमल्यास) | 1) पालिकेचे नाव: तशी मुंबई मृतया एनर. वर्णने. इतर माहिती, ऑफिस नं 14 पहिला मंजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 वी थी डी वेलापूर तशी मुंबई. (Plot Number : 7 : SECTOR NUMBER : 22)) |
| (5) क्षेत्रफळ | 1) 532.38 चौ फूट |
| (6) अकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करत देणा-या/निवृत्त देवणा-या पक्षकारने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पत्ता. | 1): नाव:- विदको विमिटेड तर्फे अशीमेट मार्केटींग ऑफिसर श्री इन्मेष नाफिकर. वर:- पत्ता:- प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: रायगड भाग सेक्टर:-11 वी थी डी वेलापूर तशी मुंबई. महाराष्ट्र, टाणे. पिन कोड:-400614 पंत नं:-AACCC3303K |
| (8) दस्तऐवज करत देणा-या पक्षकारने व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पत्ता | 1): नाव:- मेमर्स पटेल एनर्जी लिमिटेड तर्फे अधोराज्य मीम निशा तेजाभाई पटेल. वर:- पत्ता:- प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: पटेल इजितीरिंग कपाऊट पटेल इन्स्ट रोड जोगिथरी वेल्ड मुंबई. महाराष्ट्र, मुंबई. पिन कोड:-400102 पंत नं:-AABCP6900A |
| (9) दस्तऐवज करत दिल्याचा दिनांक | 24/11/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11) अनुक्रमांक/खंड व पृष्ठ | 19442/2021 |
| (12) वाजाराभावाप्रमाणे मुद्रांक शुल्क | 33400 |
| (13) वाजाराभावाप्रमाणे नोंदणी शुल्क | 5600 |
| (14) शेरत | |

माल्यांकनासाठी विचारात घेतलेला तपशील:-

माल्यांकनाची आवश्यकता नाही कारण वस्तुप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद

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



2016575

08/12/2021

सूची क्र.2

7

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20165/2021

नोदणी :

Regn:63m

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

गावाचे नाव : बेलापूर

| | |
|---|--|
| (1)विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2)मोबदला | 1190661 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2593712.1 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: ऑफिस नं 14 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 | 532.38 चौ.फूट |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-47 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनरींग 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 टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 03/12/2021 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 06/12/2021 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 20165/2021 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 155700 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 26000 |
| (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

Date : 20.12.2021

Ref. No. CIDCO/ESTATE-1/2021/8000130909

To,
The Secretary/Chairman

Final Order for Transfer

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-14
Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130909 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20165-2021 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 | OFFICE14 | 42.0400 |

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Date: 2021/12/24
120703 40530

Asst. Estate Officer

CC to:

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

9



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

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

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

Mortgage NOC

Ref No CIDCO/ESTATE-1/2022/8000147037

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 8000147037

In respect of Shop/Office No.OFFICE-14, 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-14 constructed on Building Name/No. COMMERCIAL COMPLEX/1, Plot No. 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai for 1) AMIT ASHOK TECKCHANDANI as security for loan to be borrowed from STATE BANK OF INDIA PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deal.

Thanking You

Yours Sincerely,

TAKALE
ANJARAM
Joint State Officer/Estate Officer

CCB STATE BANK OF INDIA, PANVEL Branch.

75/19442

Thursday, November 25, 2021

11:14 AM

पावती

14/11/2021

4

Original/Duplicate

नोंदणी क्र. 39M

Regn 39M

पावती क्र.: 21387

दिनांक: 25/11/2021

गावाचे नाव: वनापुर

दस्तावेजाचा अनुक्रमांक: दस्त3-19442-2021

दस्तावेजाचा प्रकार: अंतीम टू मेल

सादर करणाऱ्याचे नाव: मंगम पटेल एनर्जी लिमिटेड वॉ. आंधोराड्ड मीग निशा नेजाभाई पटेल

नोंदणी फी

₹. 5600.00

दस्त हानाळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 6600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मुनी-२ अंदाजे

11:33 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 556337/-

भरलेले मुद्रांक शुल्क: ₹. 33400/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

सीटी/घनादेश/पि ऑर्डर क्रमांक: 2411202112676 दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 5600/-

सीटी/घनादेश/पि ऑर्डर क्रमांक: MH008721950202122E दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

नोंदणी फी मारी असल्यास तपशिल :-

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

पक्षकाराची सही

Nisha

मुळ दस्तऐवज परत मिळाला.

दु. नि. ठाणे-३

मूची क्र.2

द्वयम निबंधक : मह. दु. नि. ठाणे 3

दस्तावेज क्रमांक : 19442/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

| | |
|--|--|
| (1) विलेखाचा प्रकार | अमीयट टू मेल |
| (2) मोबदला | 556337 |
| (3) वाजाराबाब (भाडेपट्ट्याच्या वावविलेपट्ट्याबाब आकारणी देतो की पट्टेदार ने तसुद करावे) | 1 |
| (4) भू-मापन पॉलिन्समा व पत्रक्रमांक (असल्यास) | 1) पाविकेचे नाव: तवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 14 पहिल्या मजला विल्डिंग कमर्शियल आणि शांति कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी की डी वेलापूर नवी मुंबई ((Plot Number : 7 : SECTOR NUMBER : 22 ;)) |
| (5) क्षेत्रफळ | 1) 532.38 चौ फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करत देणा-या/विद्वान ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मिडको लिमिटेड तर्फे अमीयटड मार्केटींग ऑफिसर श्री उमंग चांफकर क्य:- पत्ता:- प्लॉट नं:- माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- रायगड भवन सेक्टर-11 मी की डी वेलापूर नवी मुंबई, महाराष्ट्र. ठाणे. पिन कोड:-400614 प्लॉट नं:-AACCC3303K |
| (8) दस्तऐवज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मेमर्स पटेल एनर्जी लिमिटेड तर्फे अशोकाटवड मीस निशा नेजाभाई पटेल क्य:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इन्स्टेट गेट लोमेश्वरी वेस्त मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 प्लॉट नं:-AABCP8900A |
| (9) दस्तऐवज करत दिल्याचा दिनांक | 24/11/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11) अनुप्रकार अड व पत्र | 19442/2021 |
| (12) वाजाराबाब/पत्राणे मुद्रांक शुल्क | 33400 |
| (13) वाजाराबाब/पत्राणे नोंदणी शुल्क | 5600 |
| (14) श्रेणी | |

मूल्यांकनासाठी किंवागत घेतलेला तपशील:-

मूल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाना तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क/ नोंदणीचा निवारा/वेला अनुच्छेद

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

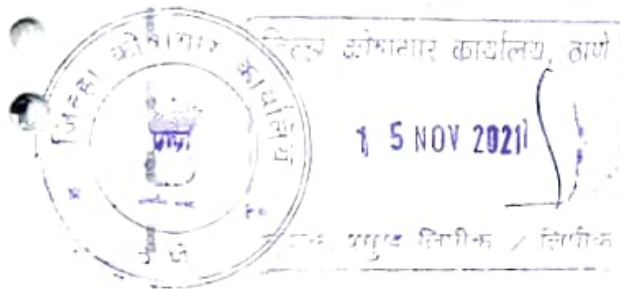


महाराष्ट्र MAHARASHTRA

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23 NOV 2021

ZD 873402



क्रमांक-1/फक्त एविकापत्राची
 मुद्रांक क्रिका नोंदवही अनुक्रमांक 123611 दिनांक _____
 मुद्रांक दिवस घेण्याबाबचे नाव FOR PATEL ENERGY LTD.
 पत्ता व तहसीर _____

की. रविन्द विश्वू शिंगाडे, Authorised signatory
 पत्ता नं. 13/2000, नवीन ए.क. 1281043,
 मुद्रांक क्रिके ठिकाण : मुनिता साईसैम, शॉप नं. 23, इमात सेंटर एनव्हा,
 ज्योत नं. 2, सेक्टर-11, सी.बी.डी, बेलापूर, नवी मुंबई, मो. 99324704124
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

AGREEMENT TO SALE

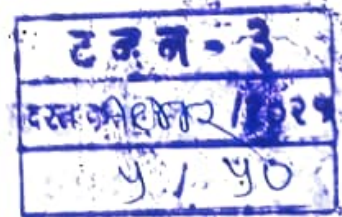
BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF

MAHARASHTRA LIMITED

AND

M/S. PATEL ENERGY LTD



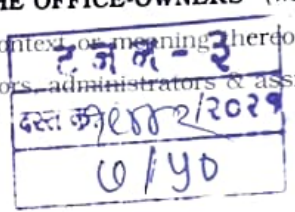
[Signature]
 Assistant Marketing Officer

For PATEL ENERGY LTD

[Signature]
 Authorised Signatory

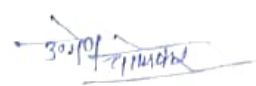
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO SALE**

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

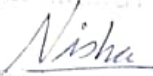


W-H-E-R-E-A-S :

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


Assistant Registrar

For PATEL ENERGY LTD


Nisha
Authorised Signatory

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. 14, on First Floor of Building No. CC admeasuring 532.38 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".

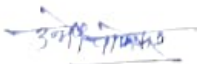


IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

दस्तावेज - ३
दिनांक ०२/०२/२०२१
C.A.Y.D.

The Corporation shall sell and the Office Owners shall purchase the said Office No. 14, on First Floor of Building No. CC admeasuring 532.38 sq.ft., Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane

TOGETHER with certain percentage (to be thereafter specified in the Declaration to be made by the Corporation under the said Act) of the undivided interest appurtenant to such Office as tenant-in-common with the Owners of other Office, in and to the common areas and facilities of the said land and buildings (all the said Office and percentage hereinafter collectively referred to


Assistant Marketing Officer

For Part

Authorized Signatory

as "The said Office") as heritable and transferable immovable property at of for a price of **Rs. 5,56,337/- [Rupees: Five Lakh Fifty Six Thousand Three Hundred Thirty Seven Only]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 5,56,337/- [Rupees: Five Lakh Fifty Six Thousand Three Hundred Thirty Seven Only]** as under :

a) The payment of **Rs. 1,04,000/- [Rupees One Lakh Four Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000243 as Earnest Money before execution of this Agreement and the Balance of **Rs. 4,52,337/- [Rupees: Four Lakh Fifty Two Thousand Three Hundred Thirty Seven Only]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

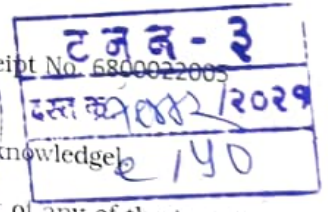
i) Rs.1,41,430/- Paid by Cheque No. 378337, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000844/2006 dtd. 1st June 2006

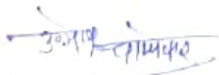
ii) Rs.1,41,429/- Paid by Cheque No. 378677, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001497/2006 dtd. 30th June 2006

iii) Rs. 1,69,478/- Paid by Online vide under Receipt No. 6800022005 dtd. 30/09/2020

[The Receipt whereof the Corporation don't accept by acknowledge]

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




Assistant Marketing Officer

For BIRTH...

Authorized Signatory

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

SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 14, on First Floor of Building No. CC admeasuring 532.38 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 Space
- On or towards the East by Office No 10
- 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
In the presence of:

Unmesh Chapekare
Assistant Marketing Officer

1. Jagruki Talpade
2. Shubham Ambekar

Jagruki Talpade
Shubham Ambekar

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

MS. NISHA TEJABHAI PATEL
INCOME TAX PERMANENT A/C NO. ASNPP1387Q
AADHAR CARD NO. 8303 1055 7740



- In the presence of:
1. Jagruki Talpade
 2. Shubham Ambekar

Jagruki Talpade
Shubham Ambekar
For PATEL ENERGY LTD
Nisha
Authorized Signatory



उ ज न - ३
दस्तावेज क्र. १४४/२०२९
१४/१०

1944275

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 : 19442/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

| | |
|---|--|
| (1)विलेखाचा प्रकार | अँग्रीमेंट टू सेल |
| (2)मोबदला | 556337 |
| (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 14 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 | 532.38 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 ऑर्थोराइज्ड 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 |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/11/2021 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 19442/2021 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 33400 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 5600 |
| (14)शेरा | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |

75/19442

Thursday, November 25, 2021

पावनी

14/11/2021

Original/Duplicate
नोंदणी क्र. 39म
Regn 39M**CIDCO**
WE MAKE CITIESCity and Industrial Development
Corporation of Maharashtra Ltd.Marketing Manager-I
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918117Reference No: 20003134/90010486 | 143
Customer No: 13408

Date: 27.04.2006

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

Dear Sir/Madam,

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

| Comm.Premises Alloted | Building No. | Floor No. | Premises No. | (Area in SQF) | |
|--------------------------|-----------------|--------------|-----------------|----------------|---------|
| | | | | Premises | Terrace |
| B-BEL-2122-CC-1-14 | CC | 01 | 14 | 370.200 | |

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 | 386,859.00 | 104,000.00 | 282,859.00 |

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

REF.NO./CRR/AAT-14/TCC/881/2022

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. 14, On 1st Floor, Admeasuring Area 532.38Sq. 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 |

SCHEDULE OF THE PROPERTY

“Office No. 14, On 1st Floor, Admeasuring Area 532.38Sq. 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.