

75/20155

Monday, December 06, 2021

10.31 AM

पावती

Office No - 7

1st Floor

6

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22160 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20155-2021

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

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

नोंदणी फी ₹. 25200.00

दस्त हाताळणी फी ₹. 1500.00

पृष्ठांची संख्या: 75

एकूण: ₹. 26700.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 2515067.1 /-

मोबदला ₹. 1154430/-

भरणेचे मुद्रांक शुल्क : ₹. 151000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107216 दिनांक: 06/12/2021

विकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 25200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009535387202122E दिनांक: 06/12/2021

विकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

द. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20155/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1154430
(3) बाजारभावा(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेशार ते नमुद करावे)	2515067.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 07 पहिला मजला बिल्डिंग कार्मिगल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी वी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजामार्ड 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 पिन नं:-AABCP8900A
(8) दस्तावेज 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 होमिंग सोसायटी, प्लॉट नं:- 32, सेक्टर -19, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पिन नं:-ADMP2124K
(9) दस्तावेज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पुत्र	20155/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25200
(14) शेरा	

मुल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



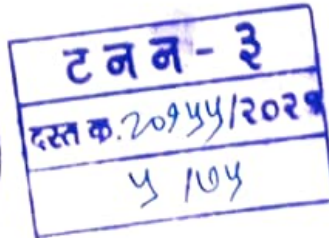
GRN	MH009535387202122E	BARCODE		Date	01/12/2021-16:57:48	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No (If Applicable)	ADMPT2124K		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR	Full Name	Mr AMIT ASHOK TECKCHANDANI				
Location	THANE	Flat/Block No.	Office No 7, 1st flr, Plot No. 07, Commercial Complex.				
Year	2021-2022 One Time	Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	Sector- 22, CBD Belapur			
0030046401	Stamp Duty	151000.00	Area/Locality	NAVI MUMBAI			
0030063301	Registration Fee	25200.00	Town/City/District				
			PIN	4	0	0	6 1 4
			Remarks (If Any)	PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY LTD-CA=1154430-Marketval=0			
Total		1,76,200.00	Amount In Words	One Lakh Seventy Six Thousand Two Hundred Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572021120127369	IK0BKDEDL2	
Cheque/DD Details			Bank Date	RBI Date	01/12/2021-16:24:59	Not Verfied with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verfied with Scroll		

Department ID :

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

संदर्भ चलन केवल दृश्यम निगरान कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी संदर्भ चलन लागू नाही.

Mobile No. : 9029579019



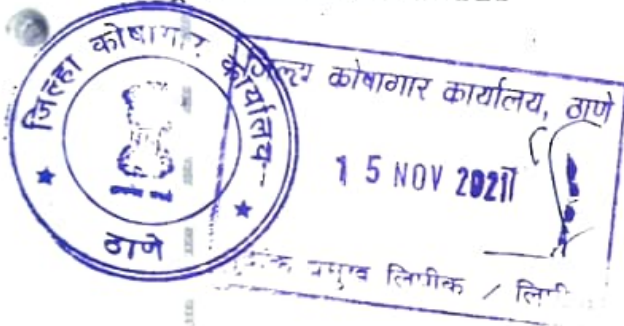


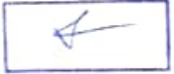
महाराष्ट्र MAHARASHTRA

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ZD 869065



जाडपत्र-१ 129420 दिनांक 15/11/2021
 मुद्रांक विक्री नोंदवही अनुक्रमांक _____
 परस्ताचा प्रकार/अनुच्छेद क्रमांक _____
 वस्तू नोंदणी करणार आहे का? होय/नाही - नोंदणी होणार असल्यास
 दुय्यम निबंधक कार्यालयाचे नांव _____ नोंदवही रक्कम Rs. _____
 मिळकतीचे वर्णन _____
 मुद्रांक विकत घेण्याचे नाव Amr A Teckchandani
 घेण्याचा पत्रकाराचे नाव _____
 हस्ता असल्यास त्यांचे नाव व पत्ता Praveen
 मुद्रांक शुल्क रक्कम Rs. 100 

मुद्रांक विकत घेण्याची सही
 श्री. रविन्द्र विष्णू दिगारे, परवाना क्र. 13/2000, नविन 9, क्र. : 1201043
 मुद्रांक विक्रीचे ठिकाण : सुनिता सव्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
 फ्लॉट नं. 7, सेक्टर-1ए, सी.टी.डी. बेलापूर, नवी मुंबई. मो. 09324704124
 या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

DEED OF TRANSFER CUM ASSIGNMENT

BETWEEN

M/S. PATEL ENERGY LTD.

"THE ORIGINAL ALLOTTEES/
TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"



ट न न - ३
 दस्त क्र. 20944/2029
 0/04

For PATEL ENERGY LTD

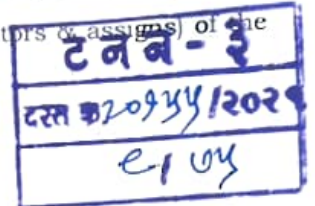
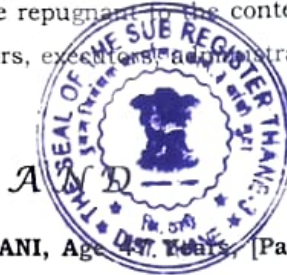
Nisha
 Authorised Signatory

[Signature]
 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.**



MR. AMIT ASHOK TECKCHANDANI, Age 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, 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.** **PATEL ENERGY LTD**

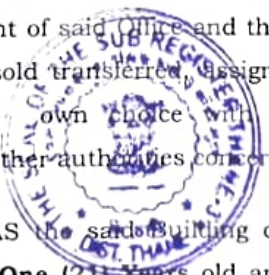
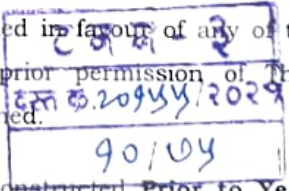
Director *Nisha* Authorised Signatory

Nisha



Nisha
AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No. 7, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** 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. 5,39,408/- [Rupees Five Lakh Thirty Nine Thousand Four Hundred Eight 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-3/19475/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

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

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

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



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

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


For PATEL ENERGY LTD.
Director
Nisha
Authorised Signatory

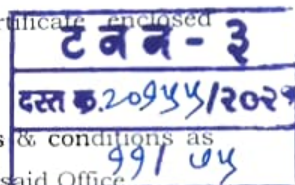


in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty Only]**.

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

AND WHEREAS construction work of Building commercial as per Letter Bearing No. C A No. 10/CIDCO/EE(Belapur)/1996-97, issued by The CIDCO of Maharashtra Ltd and Superintending Engineer had issued completion Certificate/Confirmation of Completion of Building through Letter bearing Ref. No. CIDCO/SE(V)/2014/96 dtd. 22/03/2014, copy Certificate enclosed herewith.

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



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

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty Only]**. The said payment paid by the Transferees/Purchasers to the The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.

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

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

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

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

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

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

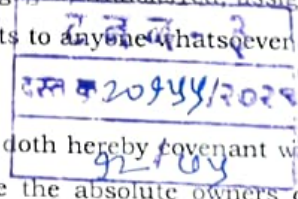
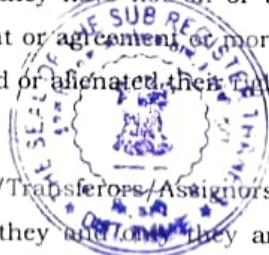
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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

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

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



For PATEL ENERGY LTD.
Nisha
Authorised Signatory

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 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 the Corporation against the non observance or non performance of them.

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

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

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

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

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

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



THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 7, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.**

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

SIGNED, SEALED AND DELIVERED by the within named
"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"

M/S. PATEL ENERGY LTD.
INCOME TAX PERMANENT A/C NO. **AABCP8900A**
As per Resolution dtd. _____

Through Authorized
MS. NISHA TEJABHAI PATEL
INCOME TAX PERMANENT A/C NO. **ASNPP1387Q**
AADHAR CARD NO. 8303 1055 7740
in presence of

Nilesh Pawar Nawar

Somshankar K.P S.K.Pidemudali



For **PATEL ENERGY LTD.**

[Signature]
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 Nawar

Somshankar K.P S.K.Pidemudali



[Signature]



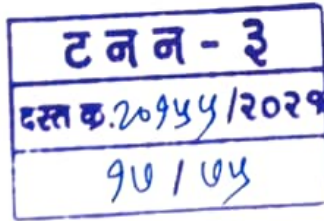
ट न न - ३
दस्त क. 20944/2029
94/04

RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.11,54,430/- (Rupees Eleven lakh fifty four thousand four hundred thirty only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 7, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Patel Energy Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

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



WE SAY RECEIVED

Rs. 11,54,430/-

For **PATEL ENERGY LTD**

Nisha
Authorized Signatory
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

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

Date: 06/12/2021

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

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 7, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. PATEL ENERGY LTD.

Through Authorized

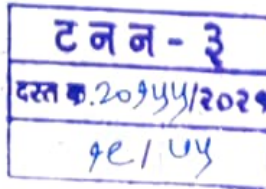
MS. NISHA TEJABHAI PATEL

For PATEL ENERGY LTD

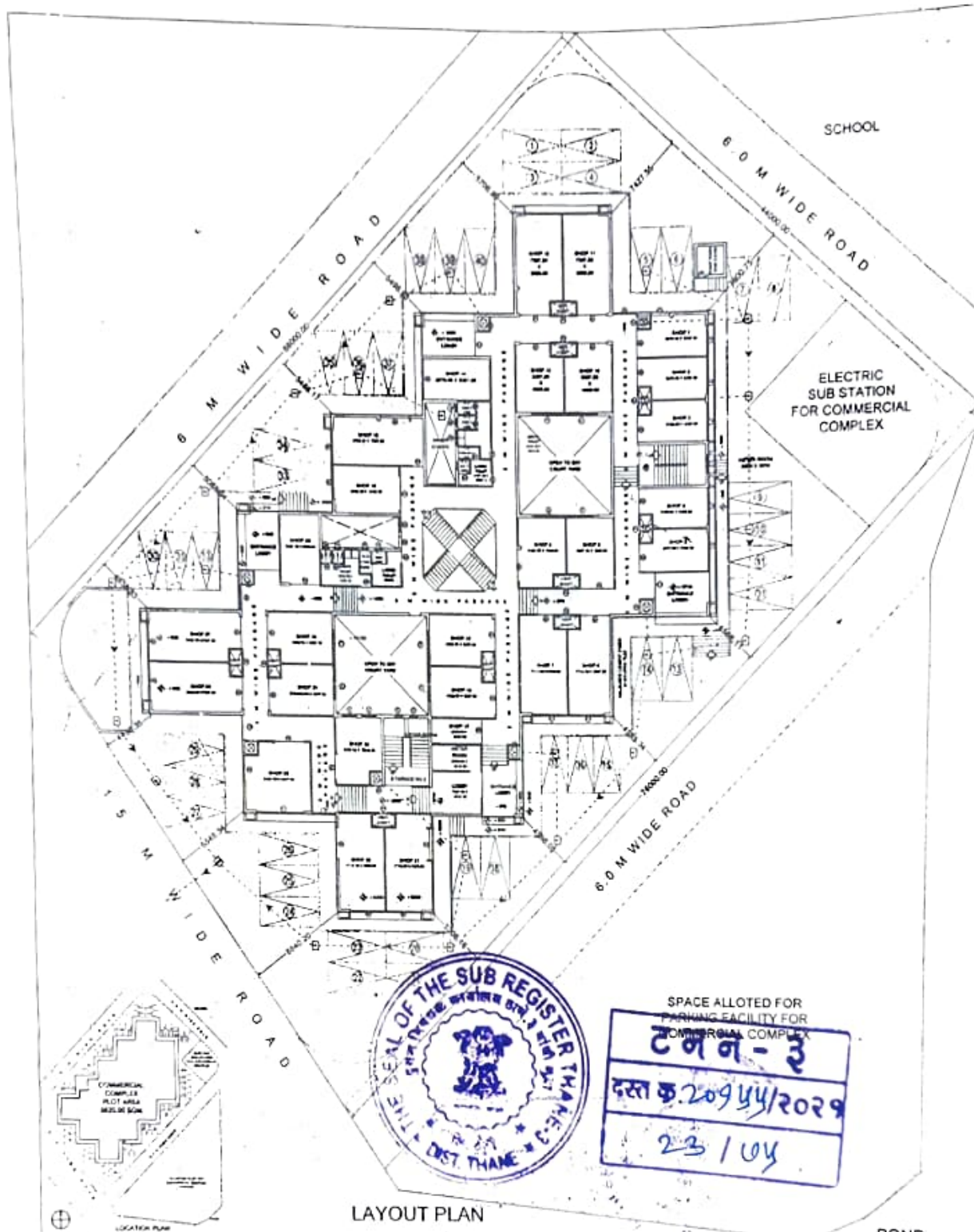
Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 7, 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



Amit Ashok Teckchandani



LAYOUT PLAN

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 	<ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED ALL EXTERNAL WALLS OF 223 THK & INTERNAL WALLS AND INTERNAL WALLS OF 211 THK. 	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8A7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>DR. D/NAME(S)</p> <p>PR. ARCHITECT(S)</p> <p>ASST. ARCHITECT(S)</p> <p>ASST. ARCHITECT(S)</p> <p>TR. ARCHITECT (R)</p> <p>ASST. CHIEF ARCHITECT</p> <p>C.P.</p> <p>SCALE</p> <p>DATE 07/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/01</p>

FOR PATEL ENERGY LTD

Nisha
Authorised Signatory

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

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

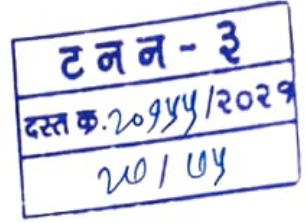
HEAD OFFICE:

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

Date: 22/3/2014

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

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



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

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

Dear Sir,

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

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

This is for your information please.

Yours Faithfully



(R. B. Dhayatkar)

Superintending Engineer (Vashi)
CIDCO Ltd, Old Administrative Building
1st Floor, Sec-1, Vashi Navi Mumbai.



2015575

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 : 20155/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1154430
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2515067.1
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 07 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	516.18 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20155/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25200
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-6791 8166

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509

Ref. No. CIDCO/ESTATE-1/2021/8000130798

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

Ref.:(1) NOC number 8000130798 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20155-2021 on
06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1) M/S.PATEL ENERGY LTD	1) AMIT ASHOK TECKCHANDANI	OFFICE-7	40.7700

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:03:58 +05'30'

Asst. Estate Officer

CC to:

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



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

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax: 00-91-22-2300 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/FS/STATE/1/2022/8000147028

To
AMIT A. TECKCHANDANI
SHREE THIRUPATHI CHS FLAT NO. 601
NAVI MUMBAI-400706

Subject: Your Request for Mortgage NOC

Reference: Application number 8000147028

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

Sr Madam,

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

Yours faithfully,

Yours sincerely,

Name

Signature

Name of Estate Officer/Estate Officer

For and on behalf of CIDCO/STATE/1/2022/8000147028

Request No: 8000147028

Request No: 8000147028

75/19475

Thursday, November 25, 2021
12:51 PM

पावती

07m 18r Khar

4

Original/Duplicate
नोंदणी क्र. 39M
Regn 39M

गावाचे नाव: वेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19475-2021

दस्तऐवजाचा प्रकार: अग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: मंगम पटेल एनर्जी लिमिटेड तर्फे ऑथोरिज्ड मीम निशा तेजाभाई पटेल

पावती क्र.: 21422

दिनांक: 25/11/2021

नोंदणी फी

₹. 5400.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 6400.00

आपला मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:11 PM ह्या वेळेस मिळेल.

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

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 539408/-

भरलेले मुद्रांक शुल्क: ₹. 32400/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202113091 दिनांक: 25/11/2021

दकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008721170202122E दिनांक: 25/11/2021

दकचे नाव व पत्ता:

पक्षकाराची सही Nisha
पुळ दस्तऐवज पत्र मिळाला
दु. नि. ठाणे-३

26/11/2021

मुची क्र.2

दुसरे नियंत्रक : मद्र. दु. नि. टाणे 3

दस्त क्रमांक : 19475/2021

नोंदणी :

Regn.63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मॉडेलचा	539408
(3) बाजार भाव (भाडेपट्ट्याच्या वायतनापट्टाकार आवागणी देणे की पट्टेदार ने नमूद करावे)	1
(4) भू-मापन पॉट्रिस्मा व धरुक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अॅफिस न 07 पहिला मजला बिल्डिंग कमर्शियल आणि थॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 मी वी डी वेलापूर नवी मुंबई ((Plot Number : 7 : SECTOR NUMBER : 22 :))
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जुटी देण्यात असेल वेळा.	
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रविष्टादिचे नाव व पत्ता	1): नाव:-मिडको लिमिटेड तर्फे अॅग्रीमेंट मार्केटींग अॅफिसर श्री रुमेष चाफेकर वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन, सेक्टर-11 मी वी डी वेलापूर नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400614 फॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रविष्टादिचे नाव व पत्ता	1): नाव:-मेसर्स पटेल एनर्जी लिमिटेड तर्फे अॅथॉरिटीज्ज्डी मीम निशा वेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपनीज्ज्डी पटेल इन्स्टीट्यूट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 फॅन नं:-AABCP8900A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक खंड व पृष्ठ	19475/2021
(12) बाजार भावाप्रमाणे मुद्राक शुल्क	32400
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	5400
(14) श्रेणी	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्राक शुल्क आकारताना नियडलेला अनुच्छेद

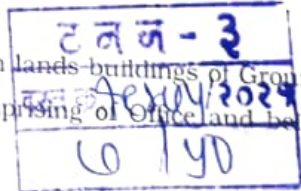
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

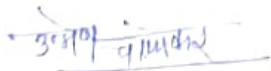
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO SALE**

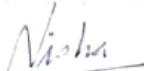
THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400021 hereinafter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

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

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government' in, pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (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.






Authorized 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. 7, on First Floor of Building No. CC admeasuring 516.18 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms and conditions hereinafter mentioned, and also upon and subject to the terms and conditions of the Lease of the said land to be executed by the Corporation in favour of the Office Owners/the Association of Office Owners constituted under the provisions of the said Act (hereinafter referred to as 'The said Association') as per the Form of Lease Annexed hereto and marked Annexure "B".



<p>द न न - ३</p> <p>दस्त क. १२०४/२०२९</p> <p>C/१०</p>
--

NOW THIS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 7, on First Floor of Building No. CC admeasuring 516.18 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** 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

उपरोक्त कृत्यादि

Assistant Marketing Officer

For PATEL ENERGY LTD

Nisha

Authorized Signatory Page 2

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

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

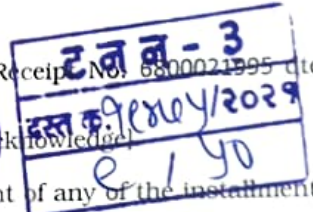
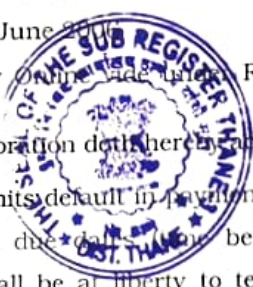
a) The payment of **Rs. 30,100/- [Rupees Thirty Thousand One Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000237 as Earnest Money before execution of this Agreement and the Balance of **Rs. 5,09,308/- [Rupees: Five Lakh Nine Thousand Three Hundred Eight Only]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

i) Rs.1,35,336/- Paid by Cheque No. 378331, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000833/2006 dtd. 1st June 2006

ii) Rs.1,35,336/- Paid by Cheque No. 378665, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 14000001510/2006 dtd. 30th June 2006

iii) Rs. 2,38,636/- Paid by Cheque No. 378665, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 6800021995 dtd. 30/09/2020

[The Receipt whereof the Corporation doth hereby acknowledge]



3. If the Office Owners commits default in payment of any of the installments aforesaid on their respective due dates (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.

30/09/2020

For PATCO...
Nisha
Authorized Signatory Page 3

Assistant Marketing Officer



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

द. नं. - ३
क. १९८०५/२०२१
१०/५०
SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 7, on First Floor of Building No. CC admeasuring 516.18 sq.ft, at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** or thereabout and bounded as follows that is to say:

- On or towards the North by Open Space
- On or towards the South by Open Passage
- On or towards the East by Open Space
- On or towards the West by Office No 11

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
By the hand of
SHRI. UNMESH CHAPEKARE
Assistant Marketing Officer
In the presence of:

1. Jagruti Talpade
2. Shubham Ambre

Assistant Marketing Officer

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. Jagruti Talpade
 2. Shubham Ambre

For PATEL ENERGY LTD
Nisha
Authorized Signatory

1947575

08/12/2021

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

सूची क्र.2

दयम निबंधक सह दु. नि. ठाणे 3

दस्त क्रमांक - 19475/2021

नोंदणी :

Regn-63m

गावाचे नाव : बेलापूर	
(1) विलेखाचा प्रकार	ऑफ्रीमॅट टू सेल
(2) मोबदला	539408
(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 07 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	516.18 चौ.फूट
(6) आकारणी 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, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19475/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	32400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5400
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा 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.

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.Marketing Manager-I
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918117

Date:27.04.2006

Reference No: 20003128/90010480 / 141
Customer No: 13408To,
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-1-07	CC	01	7	287.820	

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

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	300,772.00	30,100.00	270,672.00

Swithin D. Jadhav

B.Sc.L.L.B.

Advocate High Court

+91 22 2765 7751
+91 22 6223 3460
+91 98207 71051
+91 98195 65404

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

Date :- 01/12/2023

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

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

I. DESCRIPTION OF THE PROPERTY:

Office No. 07, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

Dear Sir/ Madam,

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

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

X



5.	Complete or full description of the immovable property (ies) offered as security including the following details.			Office No. 07, adm. 516.18 sq. ft., built-up area, on the 1 st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.	
	a) Survey No.				
	b) Door/House no. (in case of house property)				
	c) Extent/ area including plinth/ built up area in case of house property				
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.				
6.	a) Particulars of the documents scrutinized-serially and chronologically.			Mentioned herein under	
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.					
	Sr. No.	Date	Name/ Nature of the Document	Original / Certified Copy / Photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1.	18/11/2004	Fresh Certificate of Incorporation consequent of change of name from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd., a Company'	Photocopy	NO
	2.	27/04/2006	Allotment Letter issued by CIDCO Ltd. to M/s. Patel Energy Ltd., a Company	Photocopy	NO
	3.	22/03/2014	Letter issued by CIDCO Ltd. for construction of Commercial cum Shopping Complex, in favour of Owners Association of the CIDCO Ltd.	Photocopy	NO



4.	29/07/2020	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc.	Photocopy	NO
5.	31/07/2020	Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020)	Photocopy	NO
6.	16/09/2020	Corrigendum issued by CIDCO Ltd., in favour of M/s. Patel Energy Ltd., a Company	Photocopy	NO
7.	20/10/2021	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani	Photocopy	NO
8.	24/11/2021	Agreement for Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21422 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19475/2021)	Photocopy	NO
10.	25/11/2021	Special Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 14819	Photocopy	NO

(Handwritten signature)

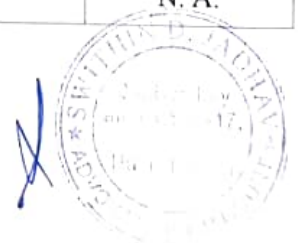


			dated 25/11/2021 (Document No. BDR-9/13621/2021)		
11.	26/11/2021		Specific Power of Attorney executed by Mr. Amit Ashok Teckchandani, in favour of Mr. Pravin Vaman Zaware, alongwith stamp duty paid challan and Registration Receipt No. 13810 dated 26/11/2021 (Document No. TNN-6/13195/2021)	Photocopy	NO
12.	03/12/2021		Deed of Transfer - Cum - Assignment executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22160 dated 06/12/2021	Photocopy	NO
13.	06/12/2021		Index II (Document No. TNN-3/20155/2021)	Photocopy	NO
7.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)				N. A.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?				Yes
	(In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)				
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				Yes
	d) Whether proper registration of documents completed. Details thereof to be provided				Yes, detail is provided in flow of title

(Handwritten signature)



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



	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement/ Occupancy/ Inam Holder/ Allottee etc, whether;	CIDCO Lease
	a) Grant/ Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N. A.
	b) The mortgagor is competent to create charge on such property?	N. A.
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N. A.
	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	No
12	Has the property has been transferred by way of Gift/Settlement Deed, whether:	N. A.
	a) The Gift/Settlement Deed is duly stamped and registered;	N. A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N. A.
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N. A.
	d) The Gift/Settlement Deed transfers the property to Donee;	N. A.
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N. A.
	f) Whether the Donee is in possession of the gifted property?	N. A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	N. A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N. A.
13.	Has the property been transferred by way of partition/family settlement deed	No
	a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N. A.
	b) Whether mutation has been effected	N. A.
	c) Whether the mortgagor is in possession and enjoyment of his share.	N. A.
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N. A.
	e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N. A.
	f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N. A.



14.	Whether the title documents include any testamentary documents /wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	N. A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N. A.
	c) Whether the property is mutated on the basis of will?	N. A.
	d) Whether the original will is available?	N. A.
	e) Whether the original death certificate of the testator is available?	N. A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N. A.
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N. A.
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No
	a) Any restriction in creation of charges on such properties?	No
	b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
16.	a) Where the property is a HUF/joint family property?	No
	b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N. A.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N. A.
17.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N. A.
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	No
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
18.	If the property an agricultural land,	No
	a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N. A.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N. A.



	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N. A.
19.	a) Whether the property is affected by any local laws or special enactment or other regulations having a bearing on the security creation (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No, Leased property by CIDCO Ltd.
	b) Additional aspects relevant for investigation of title as per local laws	No
20.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
22.	a) In case of partnership firm, whether the property belongs to the Firm and the deed is properly registered?	No
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N. A.
23.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	N. A.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	No
	b ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser)?	No
	b iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No
	b iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	No



24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N. A.
25.	a) Whether any POA is involved in the chain of title during the period of search?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Yes
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Registered
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Common POA
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	No
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	
	ii. Whether the POA is a registered one?	Yes
	iii. Whether the POA is a special or general one?	POA
	iv. Whether the POA contains a specific authority for execution of title document in question?	Yes
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POA is in force
	g) Please comment on the genuineness of POA?	Genuine
	h) The unequivocal opinion on the enforceability and validity of the POA.	Enforceable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N. A.
27.	If the Property is flat / Apartment or residential/ commercial complex	Direct CIDCO allotted
	a. Promoters / Land Owner title to the building.	
	b. Development Agreement / Power of Attorney.	N. A.
	c. Extent of the Authority of the Developers and Builders	N. A.



	d. Independent title verification of the land and building in question	N. A.
	e. Agreement for Sale (duly registered).	Yes
	f. Payment of proper stamp duty	Yes
	g. Requirement of Registration of Sale Agreement, Development Agreement, POA, etc.	N. A.
	h. Approval of Building Plan, permissions of appropriate and Local / Authority	N. A.
	i. Conveyance in favour of Society / Condominium Concern.	N. A.
	j. Occupancy Certificate / Allotment Letter / letter of possession,	Direct CIDCO allotted
	k. Membership details in the society	N. A.
	l. Share Certificate	N. A.
	m. No Objection letter from the society	N. A.
	n. All legal requirements under the local/Municipal laws regarding ownership of Flats/ Apartments/ Building Regulations and Development control regulation, Cooperative Societies laws etc.	N. A.
	o. Requirement for noting the Banks Charges on the records of the Housing Society if any	N. A.
	p. If the property is vacant land and construction is yet to be made, approval of layout and other and other precaution if any.	N. A.
	q. Whether the numbering pattern of the units/ Flats tally in all documents such as approved plan Agreement plan etc.	N. A.
	II. A. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N. A.
	II. B. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	N. A.
	II. C. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N. A.
	II. D. Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N. A.
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third-Party claims, Liens etc. and details thereof.	Yes, charge of State Bank of India



29.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have conducted the search of 3 Years, i.e., from 2021 to 2023 in the Sub-Registrar of Thane and charge of State Bank of India
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N. A.
31.	a) Urban land ceiling clearance, whether required and if so, details thereon.	N. A.
	b) Whether No Objection Certificate under the Income Tax Act is required/obtained?	N. A.
32.	a) Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	N. A.
	b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	N. A.
33.	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/ partition of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34.	a) Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable d) Other utility bills, if any.	Yes
	b) Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	N. A.
35.	a) Whether the documents i.e. Valuation report/approved/ sanctioned plans reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)	N. A.



36.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b) Property is SARFAESI compliant (Y/N)	Yes
37.	a) Whether original title deeds are available for creation of equitable mortgage	Yes
	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	No
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Amit Ashok Teckchandani

Date: 01/12/2023

Place: Navi Mumbai

Swithin D. Jadhav
01/12/2023

Swithin D. Jadhav
Advocate High Court



Annexure-C - Certificate of Title

1. I have examined the Photocopy of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that.
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **18/12/2021 to __/12/2023** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances, **subject to the charge of State Bank of India**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank. (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name) (Not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mr. Amit Ashok Teckchandani**.
9. I certify that Borrower **Mr. Amit Ashok Teckchandani** has / have an absolute, clear and marketable title over the Schedule property/ (ies), **subject to charge of State Bank of India**. 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 title deeds/ documents would create a valid and enforceable mortgage:**
- a. Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - b. Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd.
 - c. Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in in favour of M/s. Patel Energy Ltd., a Company.
 - d. Original Agreement for Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21422 dated 25/11/2021.
 - e. Original Index II (Document No. TNN-3/19475/2021).
 - f. Original Deed of Transfer – Cum – Assignment dated 03/12/2021 executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22160 dated 06/12/2021.
 - g. Original Index II (Document No. TNN-3/20155/2021).
 - h. Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
 - i. Original NOC for mortgage from CIDCO Ltd. in favour of State Bank of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Office No. 07, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum – Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane.

Date: 01/12/2023

Place: Navi Mumbai

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



ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 07, admeasuring 287.820 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'.
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 287.820 sq. ft.' and the same was corrected as 'adm. 516.18 sq. ft.'.
6. Thereafter by Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 19475/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.



Swithin D. Jadhav

B.Sc.L.L.B.

Advocate High Court

+91 22 2765 7751

+91 22 6223 3460

+91 98207 71051

+91 98195 65404

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

SEARCH REPORT


This is to certify that under instruction from State Bank of India, SME Panvel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shriram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 07, admeasuring 516.18 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

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

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

* Nil subject to mutilated record and torned pages.

Dated on this 01st December, 2023.


Swithin D. Jadhav
Advocate High Court

